



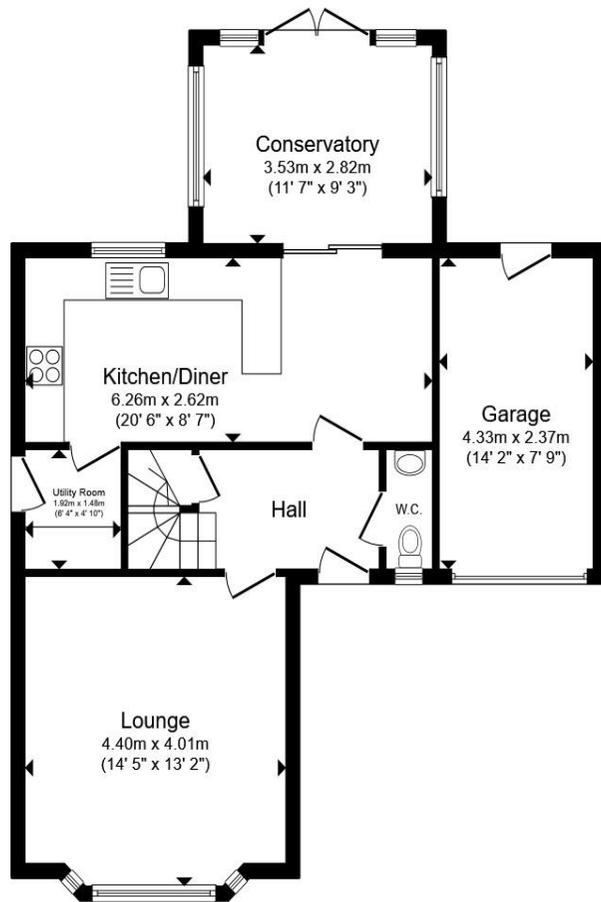
**Ford Close, Yaxley Peterborough PE7 3DT**

**welcome to**

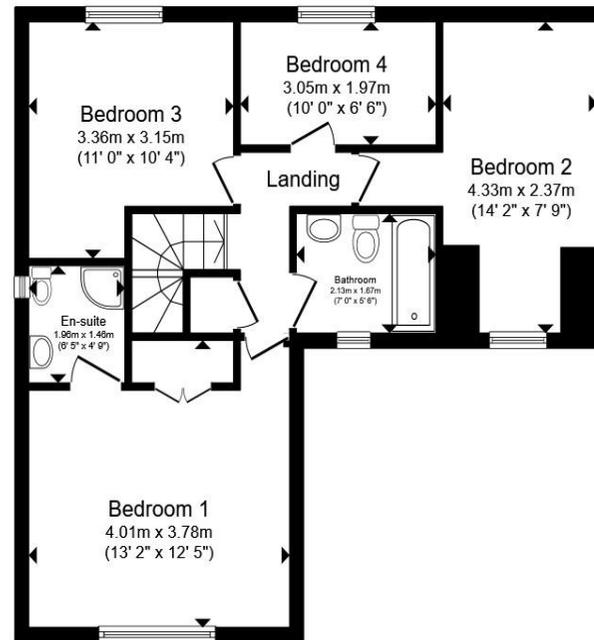
## **Ford Close, Yaxley Peterborough**

A well proportioned family home, set in a pleasant position on this popular Estate. This home benefits from a conservatory, downstairs WC & ensuite to the master and must be viewed to fully appreciate. Yaxley is situated approximately 6 miles to the south of Peterborough & offers all of the amenities one would expect of a large Village, to include well regarded schooling, award winning Doctor's Surgery, as well as Dentists, supermarket and range of pubs / restaurants. Main line Rail links to London King's Cross are available from Peterborough & nearby Huntingdon.





**Ground Floor**



**First Floor**

- Entrance Hall**
- Lounge**
- Kitchen Diner**
- Conservatory**
- Utility**
- Downstairs Wc**
- First Floor Landing**
- Bedroom 1**
- Ensuite**
- Bedroom 2**
- Bedroom 3**
- Bedroom 4**
- Family Bathroom**
- Outside The Property**

Total floor area 122.1 m<sup>2</sup> (1,314 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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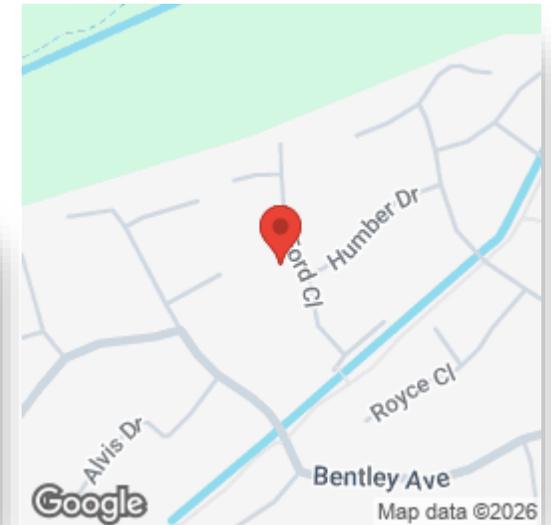
## Ford Close, Yaxley Peterborough

- Popular estate location
- Lounge, kitchen diner
- Conservatory utility, downstairs wc
- Four bedrooms, ensuite, family bathroom
- Gardens, driveway & garage

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109504](https://www.williamhbrown.co.uk/Property/YXZ109504)



Property Ref:  
YXZ109504 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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