



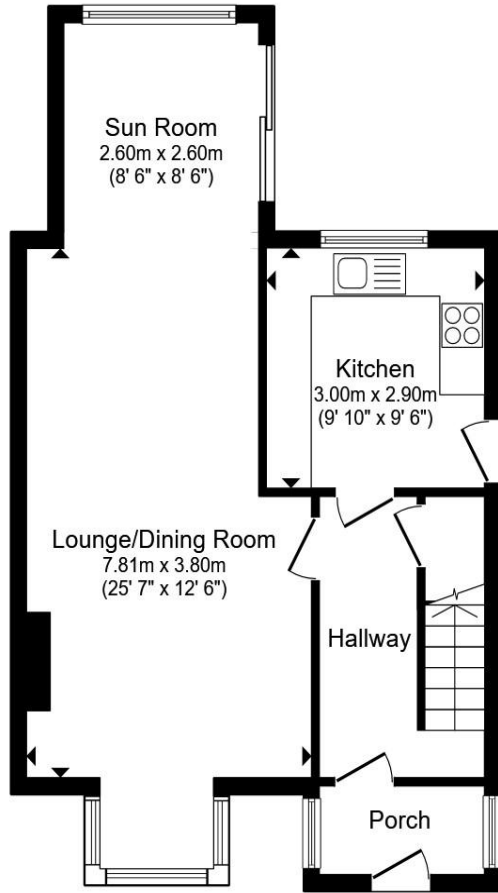
**Vixen Close, Yaxley Peterborough PE7 3JN**

**welcome to**

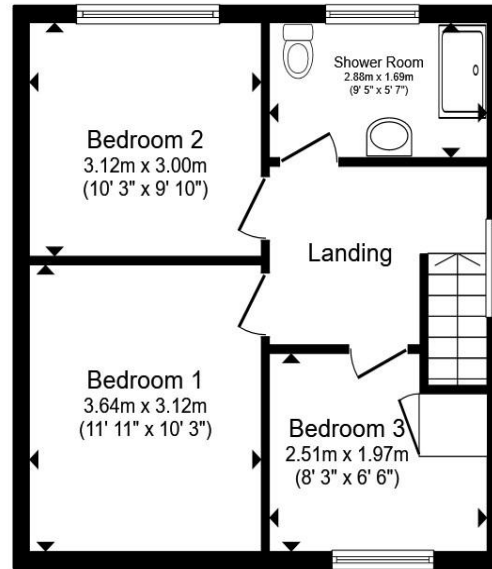
**Vixen Close, Yaxley Peterborough**

A very nicely presented home, set in a pleasant cul de sac, just a short walk from many of the Village amenities, including GP surgery, shopping, Village recreation grounds & food outlets. This home could make an ideal family purchase and with the benefit of a ground floor extension, provides flexible accommodation which must be viewed to fully appreciate.





**Ground Floor**



**First Floor**

- Entrance Porch**
- Lounge Diner**
- Family Room**
- Kitchen**
- First Floor Landing**
- Bedroom 1**
- Bedroom 2**
- Bedroom 3**
- Shower Room**
- Outside The Property**

Total floor area 92.7 m<sup>2</sup> (998 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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## Vixen Close, Yaxley Peterborough

- entrance hall
- lounge diner, family room
- re-fitted kitchen
- three bedrooms, re-fitted shower room
- gardens, garage & driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

# £270,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109644](http://williamhbrown.co.uk/Property/YXZ109644)



Property Ref:  
YXZ109644 - 0002

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