



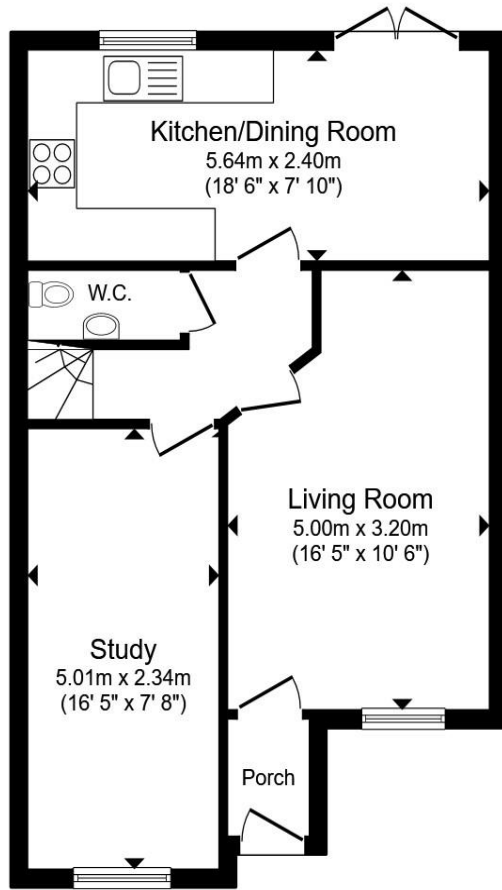
**Ash Close, Yaxley Peterborough PE7 3FD**

**welcome to**

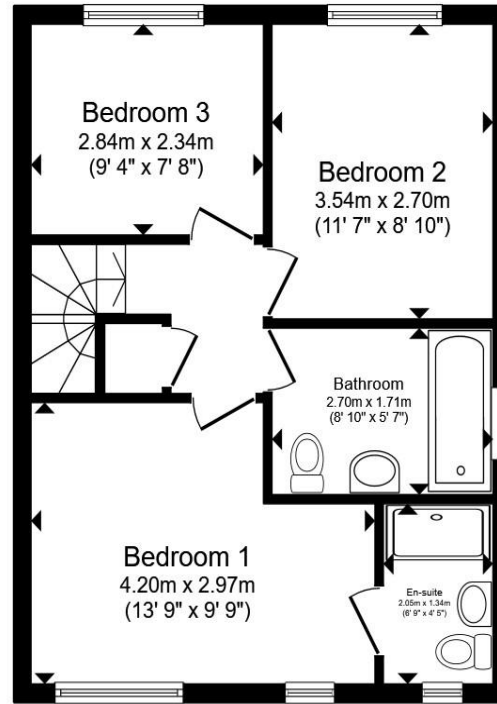
## **Ash Close, Yaxley Peterborough**

A modern and well-presented semi-detached home that comprises of; entrance porch, lounge, downstairs wc, kitchen/diner, additional reception room (from garage conversion), three bedrooms, ensuite to master, family bathroom, rear garden and driveway. Don't miss out on this opportunity! In our opinion, this home could make a great first purchase or small family home, and early viewings are recommended!





**Ground Floor**



**First Floor**

Total floor area 90.3 m<sup>2</sup> (972 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)



**Entrance Porch**

**Lounge**

16' 2" x 10' 4" MAX ( 4.93m x 3.15m MAX )

**Downstairs Hallway**

**Downstairs Wc**

**Kitchen / Diner**

7' 7" x 18' 9" ( 2.31m x 5.71m )

**Additional Reception Room**

15' 8" x 7' 8" ( 4.78m x 2.34m )

**First Floor Landing**

**Bedroom 1**

**Ensuite**

**Bedroom 2**

8' 8" x 11' 3" ( 2.64m x 3.43m )

**Bedroom 3**

7' 10" x 9' 9" ( 2.39m x 2.97m )

**Family Bathroom**

**Outside The Property**

welcome to

## Ash Close, Yaxley Peterborough

- Lounge & Additional Reception Room
- Open Plan Kitchen / Diner
- Entrance Porch & Downstairs WC
- Three Bedrooms
- Ensuite & Family Bathroom

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

offers in excess of

**£260,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109438](http://williamhbrown.co.uk/Property/YXZ109438)



Property Ref:  
YXZ109438 - 0004

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