



Connells

Wykes Road
Yaxley Peterborough



Property Description

Connells presents this fantastic two-bedroom apartment in the sought-after village of Yaxley, south of Peterborough.

Offering generous living space, a stylish interior, a substantial enclosed rear garden, and on-road parking, this property is ideal for first-time buyers, downsizers, or investors.

£125,000–£130,000 Guide Price.

Internally, the property features a spacious lounge with large front-facing windows, providing plenty of natural light and space for a range of furnishings, along with a useful storage cupboard.

The bright kitchen overlooks the rear garden and offers space for appliances and storage units.

The property further benefits from two generous bedrooms.

The principal bedroom includes built-in cupboards and ample room for additional furniture, while the second bedroom also offers good proportions and useful storage.

Completing the accommodation is a well-presented bathroom fitted with a WC, wash basin, and bath with shower over.

Outside, the property boasts an impressive enclosed rear garden with gated access and two freestanding sheds one with electricity supply. The space is perfect for relaxing, entertaining, or additional outdoor storage.

Combining spacious accommodation, a fantastic garden, and a desirable village location, this apartment offers an excellent opportunity.

Early viewing is highly recommended.

Kitchen

10' 9" x 8' 11" (3.28m x 2.72m)

A light and bright Kitchen featuring ample cupboard space alongside room for multiple appliances as well.

Entrance Hall

Lounge

16' 2" x 10' 9" (4.93m x 3.28m)

A spacious Lounge that's open and light thanks to the large windows and open design meaning this room can be configured to suit any buyers requirements.

Master Bedroom

10' 10" x 10' 10" (3.30m x 3.30m)

A Master Bedroom that includes a set of built in cupboards providing additional storage space. This room can accommodate a large bed and additional furniture as required.

Bedroom Two

8' 11" x 6' 11" (2.72m x 2.11m)

The Second Bedroom is equally spacious and is perfect as either an additional bedroom, office space or living area.

Main Bathroom

8' 11" x 6' 4" (2.72m x 1.93m)

A well presented Main Bathroom that includes a bath/shower combo, toilet and sink.

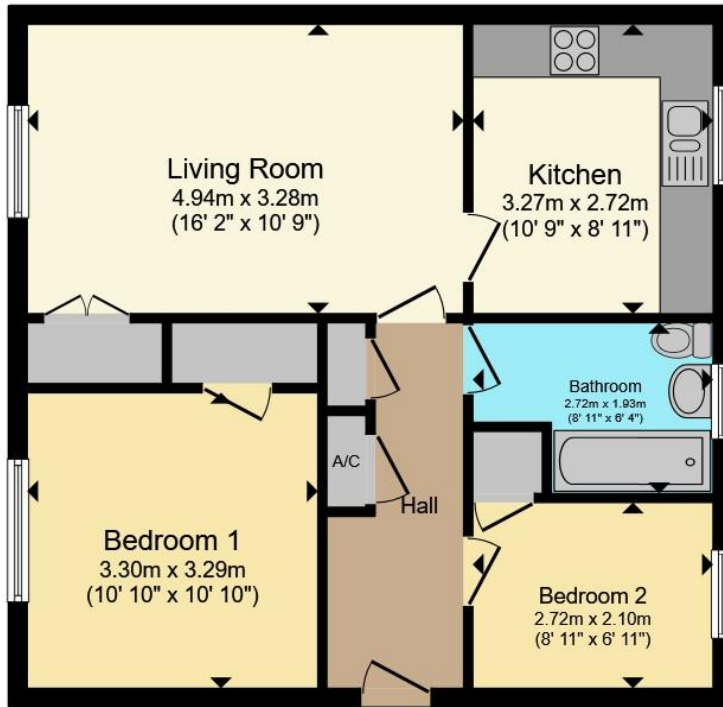
Rear Garden

An enclosed external rear garden that is both spacious and open. Featuring two additional free standing sheds one with electricity supply (brick) for added storage alongside ample space for buyers to relax or entertain guests.

Agent Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'





Total floor area 58.2 m² (626 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

Connells



To view this property please contact Connells on

T 01733 314 775
E peterborough@connells.co.uk

14 Cowgate
PETERBOROUGH PE1 1NA

EPC Rating:
Awaited

Council Tax
Band: A

Service Charge:
1800.00

Ground Rent:
120.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO313070

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Aug 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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Property Ref: PBO313070 - 0004