Main Street, Yaxley Peterborough PE7 3LZ

william
h brown

welcome to

Main Street, Yaxley Peterborough

An undeniably spacious and versatile home which is set in one of the most desirable non estate locations of the Village, along the historic Main Street. This property enjoys a generous rear garden with outbuildings and open views to the rear & must be viewed to fully appreciate! Offering spacious, versatile ACCOMODATION to comprise: Lounge, MORNING ROOM, KITCHEN/DINER, FAMILY ROOM, utility room, rear lobby, downstairs WC, OFFICE, SEVEN bedrooms, TWO bathrooms, extensive GROUNDS with outbuildings & fields to REAR. Please note that the AML fee covers 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.

Ground Floor

First Floor

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Lounge
23' 9" x 14' (7.24m x 4.27m)
Dining Room
18' 7" x 20' 1" max (5.66m x 6.12m max)
Kitchen Diner
18' 3" x 15' 4" (5.56m x 4.67m)
Family Room
15' x 17' 1" (4.57m x 5.21m)
Utility
10' 9" x 10' 7" (3.28m x 3.23m)
Rear Lobby
Wc
Office
15' x 9' 7" (4.57m x 2.92m)
Work Room
15' x 13' 11" (4.57m x 4.24m)

First Floor Landing

Bedroom 1
15' 8" x 11' 1" (4.78m x 3.38m)
Bedroom 2
17' 7" x 15' 7" (5.36m x 4.75m)
Bedroom 3
15' 10" x 8' (4.83m x 2.44m)
Bedroom 4
15' 5" x 12' 8" max (4.70m x 3.86m max)
Bedroom 5
14' 1" x 10' 2" (4.29m x 3.10m)
Bedroom 6
13' 11" x 11' 5" (4.24m x 3.48m)
Bedroom 7
12' 6" x 12' 3" (3.81m x 3.73m)

Family Bathroom

Additional Wc

Outside The Property

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Main Street, Yaxley Peterborough

- REDUCED FROM £720,000
- Sought after non estate location
- Generous plot to rear
- Parking for multiple vehicles & outbuildings
- Ideal for possible business or conversion (subject to consents)
- Spacious & versatile family home

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

guide price

£650,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ107175

The Property Ombudsman

Property Ref:
YXZ107175 - 0039

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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