



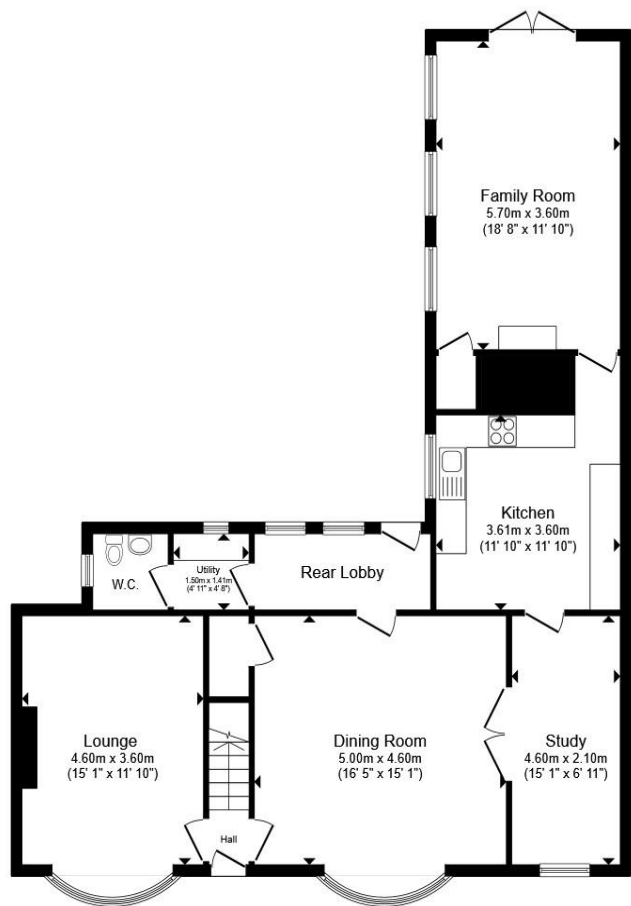
Middletons Road, Yaxley Peterborough PE7 3LR

welcome to

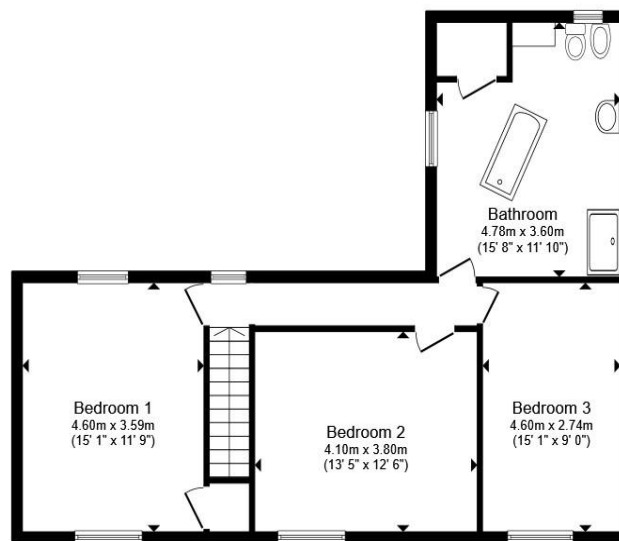
Middletons Road, Yaxley Peterborough

An established, characterful home offering deceptively spacious accommodation to comprise: entrance hall, lounge, dining room, family room, study, kitchen, utility, downstairs wc, three bedrooms, bathroom, generous rear garden & detached double garage / work shop. Must be viewed to appreciate.





Ground Floor



First Floor

- Lounge**
- Dining Room**
- Study**
- Family Room**
- Kitchen**
- Rear Lobby**
- Utility**
- Downstairs Wc**
- First Floor Landing**
- Bedroom 1**
- Bedroom 2**
- Bedroom 3**
- Bathroom**
- Outside The Property**
- Garage**
17' 4" max x 16' 7" (5.28m max x 5.05m)

Total floor area 177.9 m² (1,915 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



welcome to

Middletons Road, Yaxley Peterborough

- lounge, dining room
- family room, study
- utility, downstairs wc
- three bedrooms, bathroom
- generous garden & double garage
- popular non estate location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£500,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109533



Property Ref:
YXZ109533 - 0004

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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