



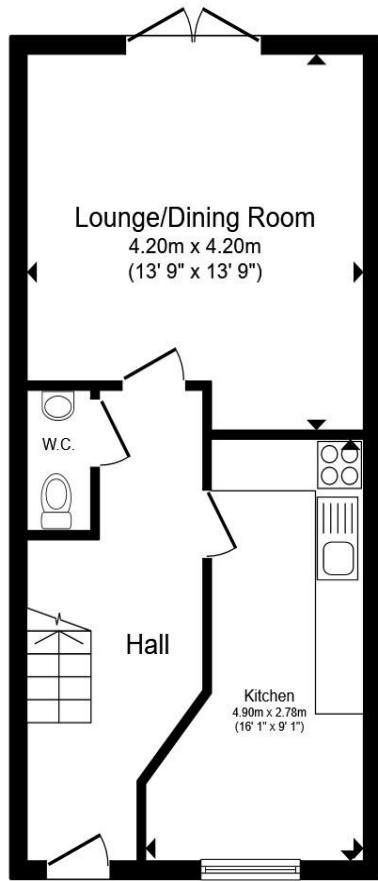
Thistle Close, Yaxley PETERBOROUGH PE7 3GF

welcome to

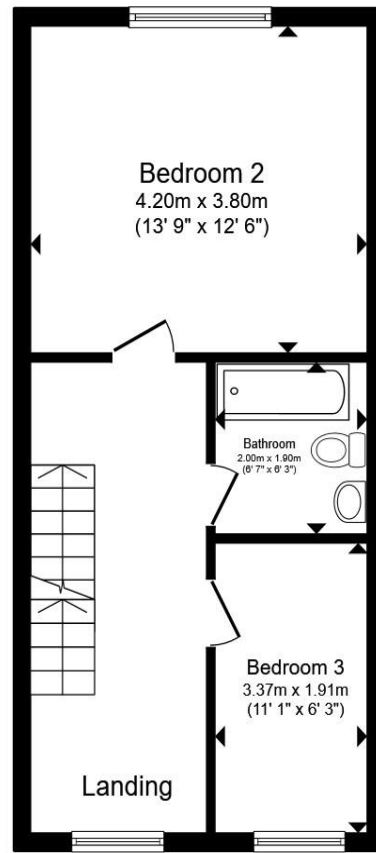
Thistle Close, Yaxley PETERBOROUGH

Offered for sale with no onward chain, this well proportioned three-storey home provides spacious and versatile accommodation and is currently being refreshed with new carpets and redecoration works. The ground floor comprises an entrance hall leading through to a comfortable lounge with French doors opening onto the rear garden, creating a bright living space ideal for relaxing or entertaining. The kitchen / breakfast room sits to the front of the property and is fitted with a range of wall and base units together with integrated cooking appliances. A convenient ground floor WC completes the accommodation on this level. To the first floor are two bedrooms together with the family bathroom, while the second floor hosts the principal bedroom with ensuite and built-in wardrobe, providing a private top-floor retreat. Externally, the property benefits from an enclosed rear garden mainly laid to lawn, together with a private driveway and single garage located to the rear of the property, accessed via a private residents' access. The home also benefits from roof-mounted solar panels which export electricity to the national grid and generate income via a feed-in tariff, helping to reduce running costs. Situated in the popular village of Yaxley, the property is well placed for local amenities, schools and transport links, with convenient access to the A1 and Peterborough city centre, where mainline rail services provide direct connections to London.

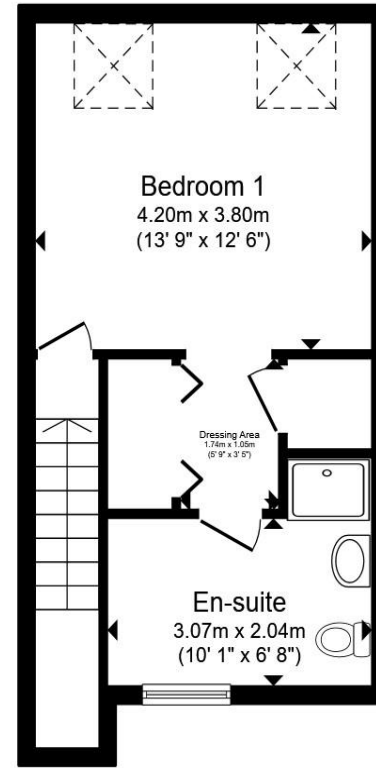




Ground Floor



First Floor



Second Floor

- Entrance Hall**
- Lounge**
- Kitchen Diner**
- Downstairs Wc**
- First Floor Landing**
- Bedroom 2**
- Bedroom 3**
- Family Bathroom**
- Second Floor**
- Bedroom 1**
- Outside The Property**
- Garage**
20' x 9' 10" (6.10m x 3.00m)

Total floor area 111.7 m² (1,202 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

Thistle Close, Yaxley PETERBOROUGH

- No onward chain
- Well proportioned three-storey home
- Lounge with French doors opening onto the garden
- Kitchen / breakfast room and Ground Floor WC
- Three bedrooms with Ensuite to principal bedroom & Family bathroom
- Enclosed rear garden & Private driveway and single garage accessed via private rear access
- panels generating income via feed-in tariff
- New carpets and redecoration works underway

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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/YXZ109507



Property Ref:
YXZ109507 - 0009

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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