



**Church Walk, Yaxley Peterborough PE7 3YD**



**welcome to**

## **Church Walk, Yaxley Peterborough**

An established Semi Detached Family home which is offered for sale with no onward chain. This home offers well proportioned accommodation, with the benefit of a downstairs wc and utility room as well as a conservatory and must be viewed to appreciated..





**Ground Floor**



**First Floor**

## Entrance Porch

## Entrance Hall

## Lounge

12' 1" x 11' 5" ( 3.68m x 3.48m )

## Dining Room

10' 7" x 8' 2" ( 3.23m x 2.49m )

## Kitchen

15' 2" max x 7' 10" Min ( 4.62m max x 2.39m Min )

## Utility Room

10' 2" x 6' 2" ( 3.10m x 1.88m )

## Conservatory

14' 1" x 7' 6" ( 4.29m x 2.29m )

## First Floor

## Bedroom One

12' 1" x 11' 1" ( 3.68m x 3.38m )

## Bedroom Two

11' 2" x 8' 9" ( 3.40m x 2.67m )

## Bedroom Three

8' 11" x 8' 5" ( 2.72m x 2.57m )

## Separate Wc

## Shower Room

## Outside The Property

## Front

## Rear

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.focalagent.com](http://www.focalagent.com)

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## **Church Walk, Yaxley Peterborough**

- Semi Detached House
- Three Bedrooms
- Conservatory
- Shower Room
- Separate WC
- Gardens
- NO CHAIN

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

guide price

**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109139](http://williamhbrown.co.uk/Property/YXZ109139)



Property Ref:  
YXZ109139 - 0007

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