



Partridge Close, Yaxley Peterborough PE7 3HP

welcome to

Partridge Close, Yaxley Peterborough

A well proportioned family home set in a tucked away position with a pleasant rear garden & offering: entrance hall, lounge diner, conservatory, kitchen, downstairs wc, four bedrooms, one with ensuite, family bathroom, gardens with cabin, driveway & garage.

Entrance Hall

Laminate flooring, cloak cupboard, stairs to first floor.

Downstairs Wc

Frosted window to the side, close coupled wc, hand wash basin.

Lounge Diner

Double glazed doors to the rear, two radiators.

Conservatory

Of brick & glazed construction with doors to the rear garden & power points.

Kitchen

Window to the rear & door to the side. Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards, plumbing for dishwasher, cooker point, boiler cupboard housing central heating boiler.

Rear Lobby

Door to the side, plumbing for washing machine

First Floor Landing

Access to the loft, airing cupboard.

Bedroom 1

Window to the rear, radiator. Wardrobe alcove.

Bedroom 2

Window to the rear, radiator.

Ensuite

Close coupled wc, hand wash basin, shower cubicle.

Bedroom 3

Window to the side, radiator.

Bedroom 4

Window to the front, radiator, fitted wardrobe.

Family Bathroom

Frosted window to the side, close coupled wc, hand wash basin, panel bath with shower & screen.

Outside The Property

The driveway leads to the single garage which has an up & over door and side courtesy door. To the rear & side of the house, the garden is of an established nature offering a patio area and being laid to lawn with a good range of beds & borders along with a timber built garden cabin which has approximate internal dimensions of 6ft 10in x 10ft 9in.





A well proportioned family home which is set in a pleasant location and benefits from a deceptively large, pleasant garden to the rear. This property benefits from a very short onward chain and should be viewed to fully appreciate.



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.



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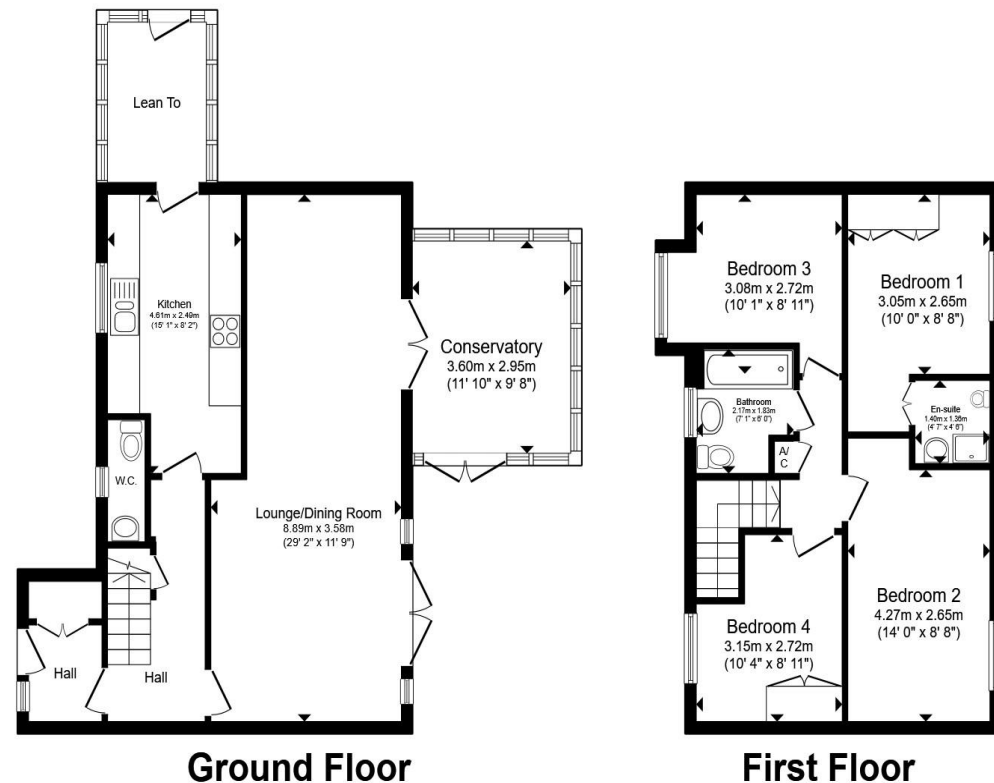
- entrance hall, lounge diner
- kitchen, conservatory
- downstairs wc
- four bedrooms, ensuite, bathroom
- gardens, driveway & garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in the region of

£290,000



Total floor area 118.8 m² (1,279 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


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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk