

40 WINDSOR ROAD, YAXLEY, PETERBOROUGH, PE7 3JA



£245,000 OFFERS IN THE REGION OF

" NO ONWARD CHAIN "

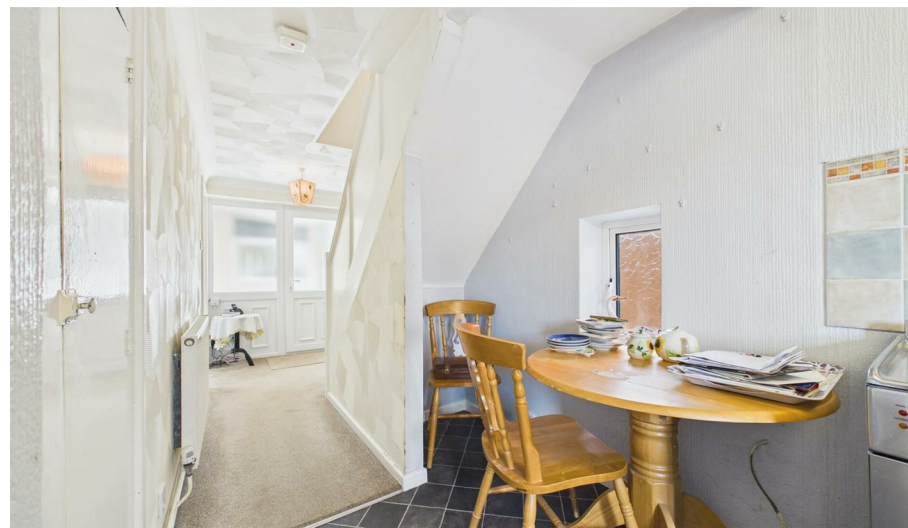
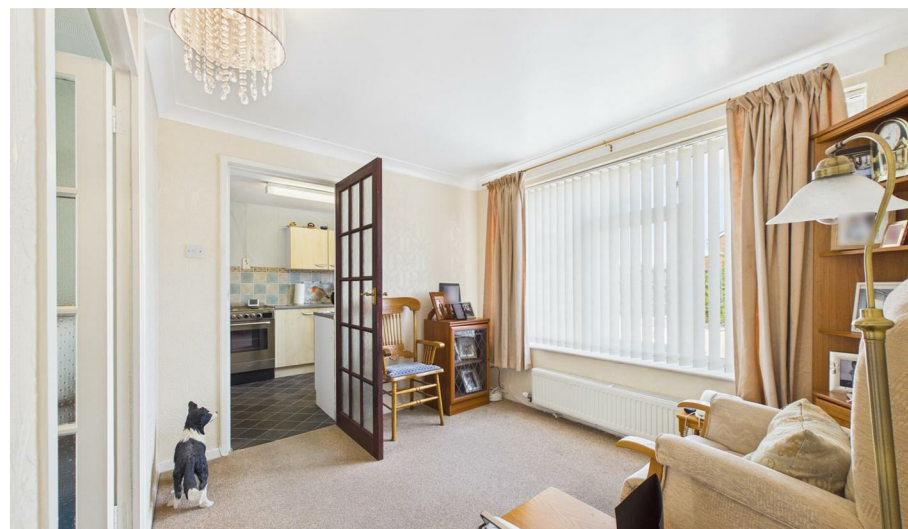
- 3 BEDROOMS
- 2 RECEPTION AREAS + KITCHEN
- NO ONWARD CHAIN
- WELL PRESENTED LOW MAINTENANCE GARDEN
- VILLAGE LOCATION OF YAXLEY
- SPACIOUS STORE AREA
- REFITTED SHOWER ROOM
- LEAN TO
- PERFECT FOR YOU TO PUT YOUR OWN STAMP ON
- EPC RATING - D/COUNCIL TAX BAND - C



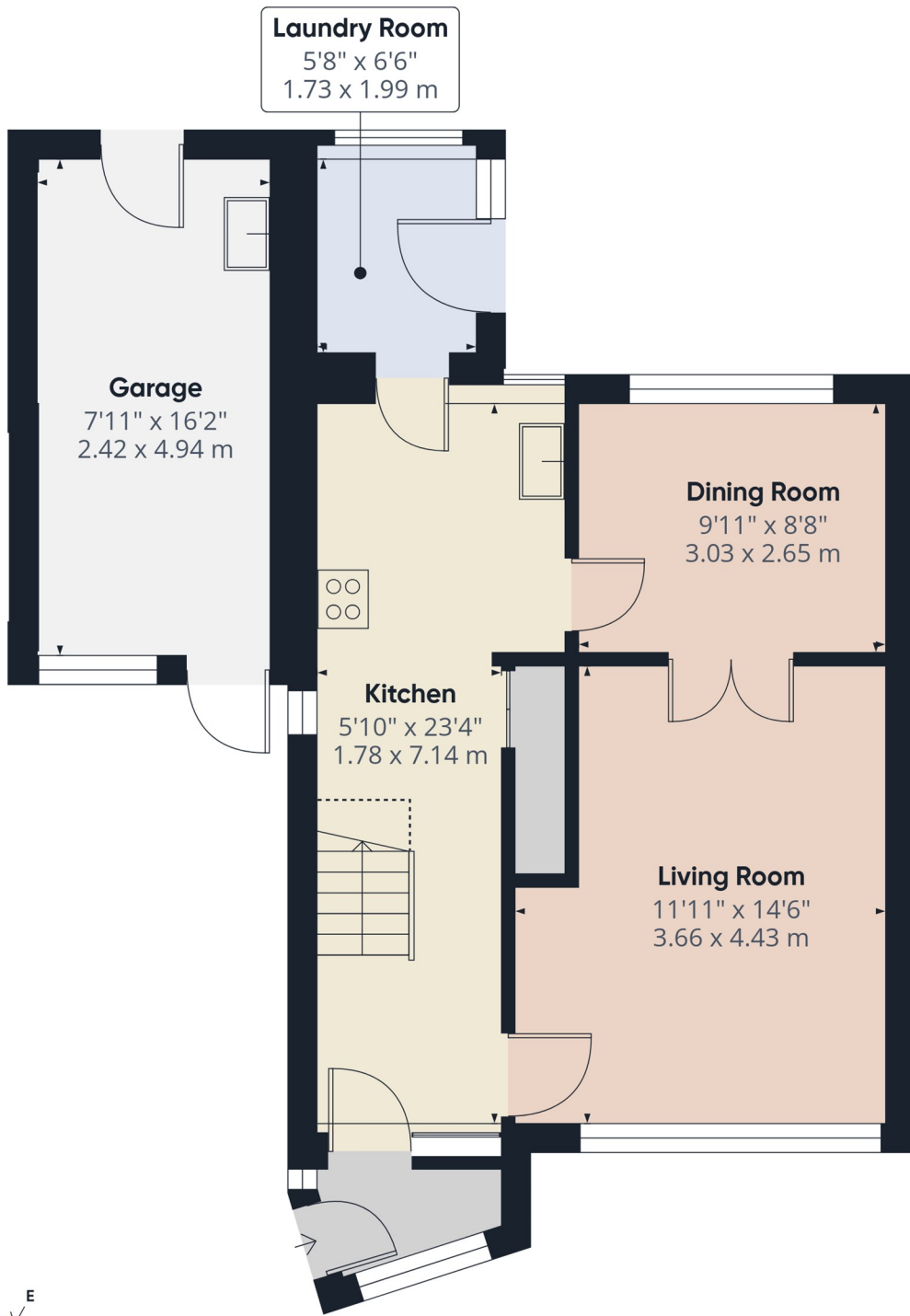
PROPERTY HIGHLIGHTS

Located in the desirable village of Yaxley, this 3 bedroom home is a fantastic first time buy opportunity, or a family home!

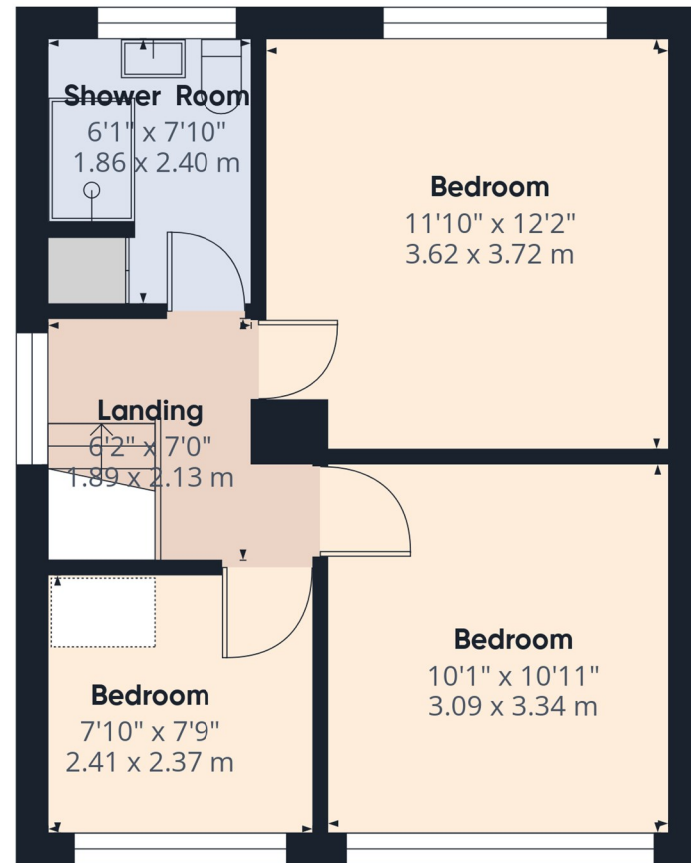
Featuring a porch, entrance hall, kitchen, dining area, living room, lean to, store, 3 bedrooms, and an renovated bathroom. Viewings are highly recommended to appreciate the location, and potential of this property.



3 Bedrooms 1 Bathroom 2 Reception



Floor 0



Floor 1

Approximate total area⁽¹⁾

1003 ft²

93.2 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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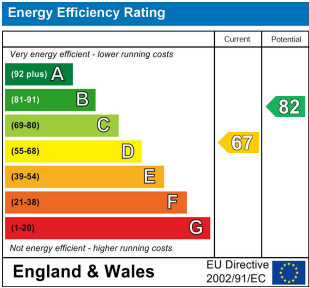


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link - 29024621

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS



IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

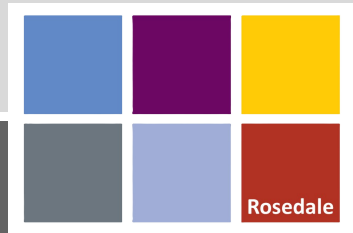
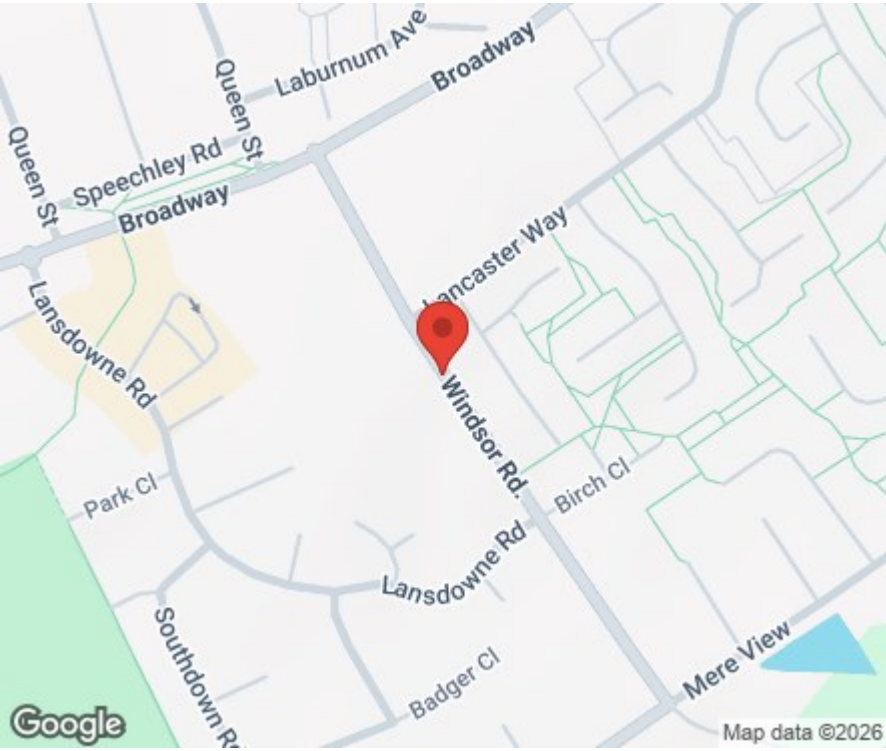
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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