

9 Barn Close, Maxey, PE6 9EN
£240,000 Freehold

Newton Fallowell, 3 Bridge Foot - PE6 8AA

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9 Barn Close

Maxey, Peterborough

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- NO ONWARD CHAIN
- Desirable village location
- 3 Bedroom semi detached house
- Lounge
- Kitchen diner
- First floor bathroom
- Off road parking
- Viewing essential







Entrance hall
Part double glazed front door opening to entrance hall with laminate flooring, stairs to first floor. Doors to:

WC
Fitted with a low level WC, PVCu double glazed window.

Lounge
13' 3" x 11' 11" (4.04m x 3.64m)
PVCu double glazed window to the front, radiator, laminate wood flooring, electric fire in ornate surround.

Kitchen diner
19' 11" x 10' 10" (6.06m x 3.31m)
Fitted with a range of base and eye level units with work top over, 1 1/2 bowl stainless steel sink with mixer tap, integrated oven and grill with electric hob and extractor hood over. Space for washing machine, radiator, PVCu double glazed windows to the side and rear. Door to rear garden.

First floor landing
PVCu double glazed window to the side, airing cupboard with hot water tank. Doors to:

Bedroom 1
11' 7" x 11' 2" (3.52m x 3.41m)
Two PVCu double glazed windows to the front, radiator.

Bedroom 2
10' 7" x 10' 4" (3.22m x 3.16m)
PVCu double glazed window to the rear, radiator, range of fitted wardrobes.

Bedroom 3
8' 5" x 7' 7" (2.56m x 2.32m)
PVCu double glazed window to the side, radiator.

Bathroom
8' 3" x 5' 0" (2.52m x 1.52m)
Fitted with a four piece suite comprising of a bath, separate shower cubicle with electric shower, low level WC and wash basin. Radiator & heated towel rail, PVCu double glazed window, extractor fan.







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Part double glazed front door opening to entrance hall with laminate flooring, stairs to first floor. Doors to:

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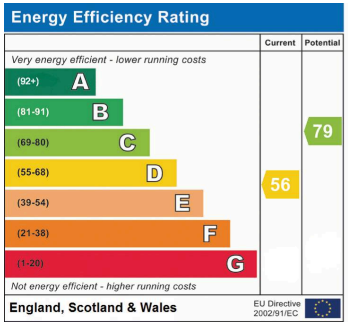

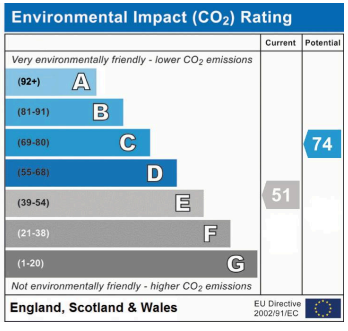



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Outside
To the front of the property there is lawn, a mature hedge and a gravel driveway providing parking for several vehicles. There is gated access to the side of the property which leads to the generous rear garden which is mainly laid to lawn with a timber storage shed, modern external oil boiler and oil tank.

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Anti-Money Laundering Requirements
By law HMRC require us to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Coadjute, and is non-refundable.

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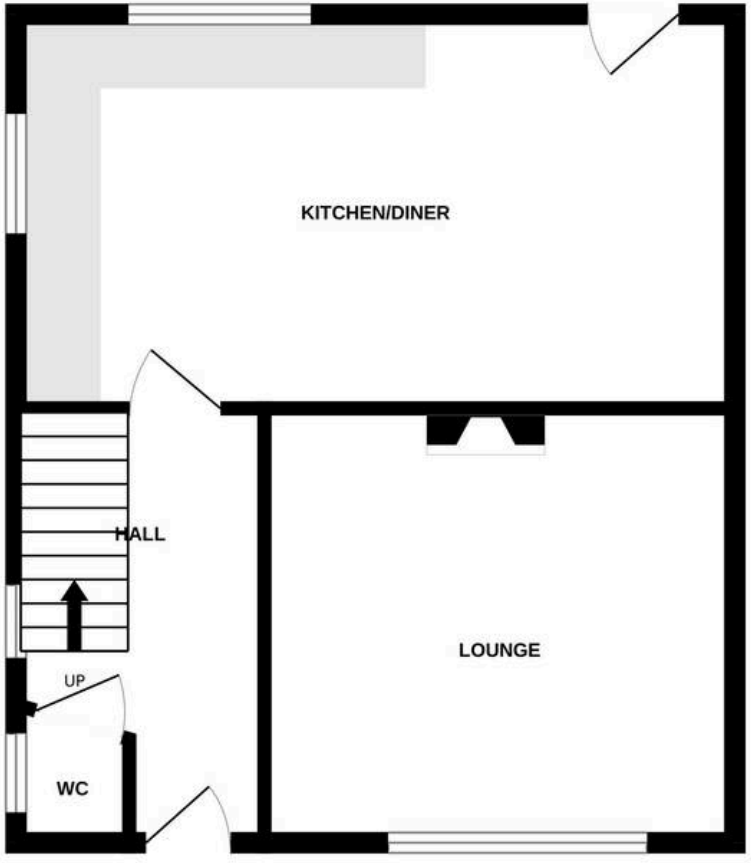
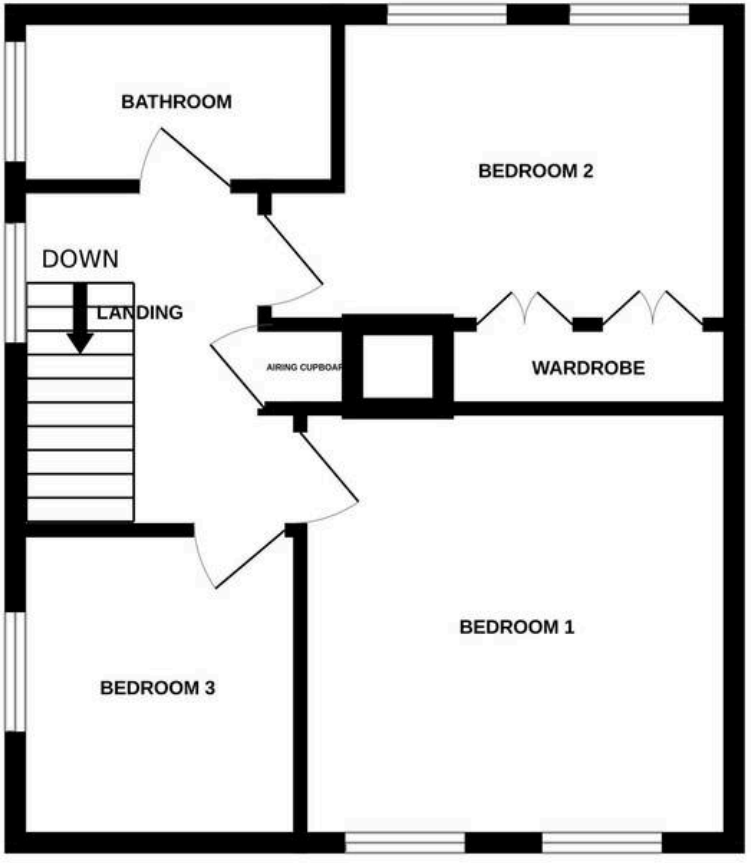
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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