



Hawthorn Road, Yaxley Peterborough PE7 3JP

welcome to

**Hawthorn Road, Yaxley
Peterborough**

- Lounge, dining room
- kitchen, conservatory
- three bedrooms, shower room
- gardens, garage & driveway
- no onward chain

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

£250,000

A nicely proportioned home which has been in family ownership for many years. This home offers well laid out accommodation along with a conservatory, pleasant garden, garage & driveway and is set just a few minutes walk away from many of the Village amenities including the GP Surgery.

This home is offered with no onward chain & could in our opinion make an ideal first purchase.

Accommodation comprises : entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms, shower room, front & rear gardens, garage & driveway.

Entrance Hall

Lounge

13' 5" x 11' 5" (4.09m x 3.48m)

Dining Room

8' 2" x 9' 2" (2.49m x 2.79m)

Kitchen

6' 1" x 8' 2" (1.85m x 2.49m)

Conservatory

7' 1" x 8' (2.16m x 2.44m)

First Floor Landing

Bedroom 1

9' 9" x 11' 4" extending to 13' 8" max (2.97m x 3.45m extending to 4.17m max)

Bedroom 2

8' 3" x 9' 2" plus doorway (2.51m x 2.79m plus doorway)

Bedroom 3

9' 3" max x 7' 7" max inc stairwell (2.82m max x 2.31m max inc stairwell)

Shower Room

Outside The Property

Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

view this property online williamhbrown.co.uk/Property/YXZ109663



Property Ref:

YXZ109663 - 0002

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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