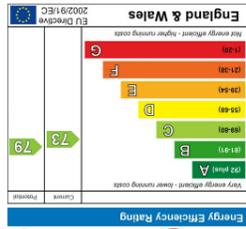


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Elm Close

Yaxley, Peterborough, PE7 3YW

Offers In Excess Of £210,000 - Freehold , Tax Band - B



Elm Close

Yaxley, Peterborough, PE7 3YW

Situated in a quiet cul-de-sac on Elm Close in the popular village of Yaxley, this well-presented semi-detached home offers an excellent opportunity for first-time buyers or those looking to take their next step on the property ladder. The property benefits from a private, enclosed rear garden, ideal for relaxing or entertaining, while the driveway provides off-road parking for at least two vehicles. Conveniently located, the home is within walking distance of local transport links and enjoys easy access to a range of nearby amenities, making day-to-day living straightforward and stress-free. For commuters, the A1 is close at hand, offering excellent connections to surrounding areas. The property is also well placed for local schooling, adding to its appeal for young families. Combining a peaceful setting with superb accessibility, this home delivers both comfort and convenience in a highly desirable location.

Set within a quiet cul-de-sac on Elm Close in the popular village of Yaxley, this well-arranged semi-detached home offers a practical and welcoming layout that suits modern living, making it an excellent choice for first-time buyers and growing families alike. The property is entered via a small entrance hall which leads directly into a spacious lounge diner, forming the heart of the home. This inviting space provides ample room for both relaxing and dining, with a natural flow that makes it ideal for everyday living as well as entertaining. From here, an internal door leads through to the kitchen diner, which is thoughtfully positioned at the rear of the property. The kitchen offers a comfortable dining area and direct access to the garden, creating a sociable space that works well for family meals and gatherings. To the first floor, the layout continues to impress with three well-proportioned bedrooms, offering flexibility for a range of needs including family living, guest accommodation or home working. The main bedroom provides a comfortable retreat, while the additional bedrooms are ideal for children or versatile use. A centrally located family bathroom serves all bedrooms and completes the upper floor. Overall, the home combines a sensible and functional internal arrangement with a pleasant cul-de-sac setting, offering a balance of comfort, practicality and convenience in a sought-after village location with excellent access to local amenities, transport links and major road networks.

Entrance Hall

0.89 x 1.12 (2'11" x 3'8")

Lounge Diner

4.76 x 4.15 (15'7" x 13'7")

Kitchen Diner

2.71 x 4.14 (8'10" x 13'6")

Landing

2.11 x 2.34 (6'11" x 7'8")

Master Bedroom

2.56 x 3.16 (8'4" x 10'4")

Bathroom

2.11 x 1.68 (6'11" x 5'6")

Bedroom Two

2.70 x 2.51 (8'10" x 8'2")

Bedroom Three

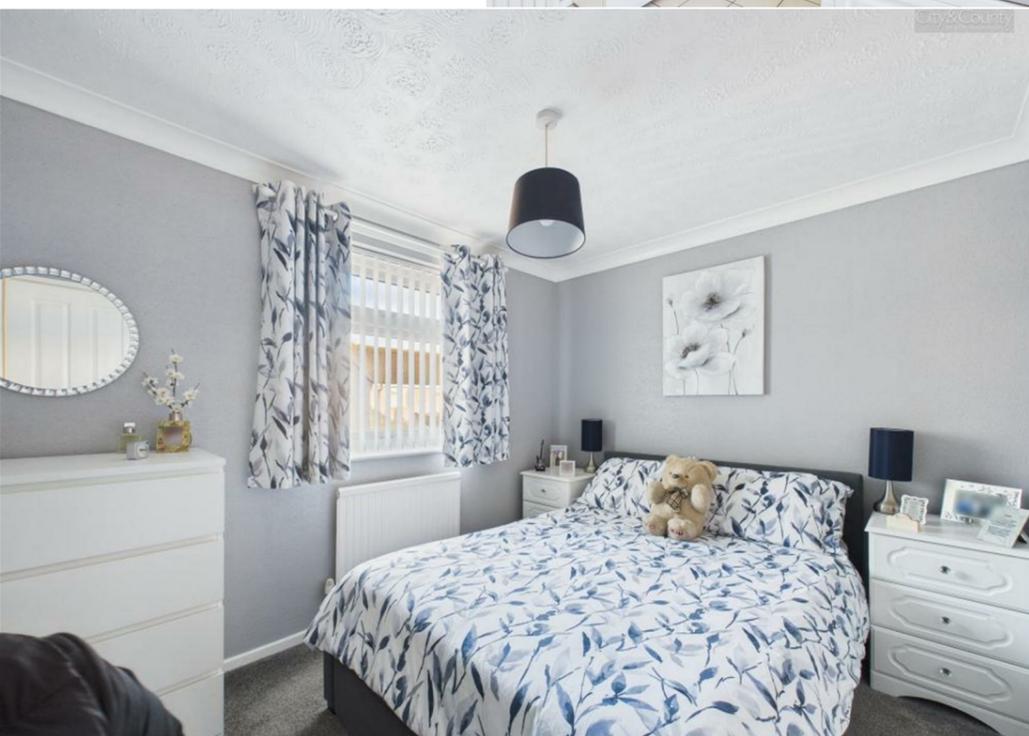
2.68 x 1.55 (8'9" x 5'1")

EPC - C

73/79

Tenure - Freehold

IMPORTANT LEGAL INFORMATION



Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Off Street Parking, Street Parking - Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

