



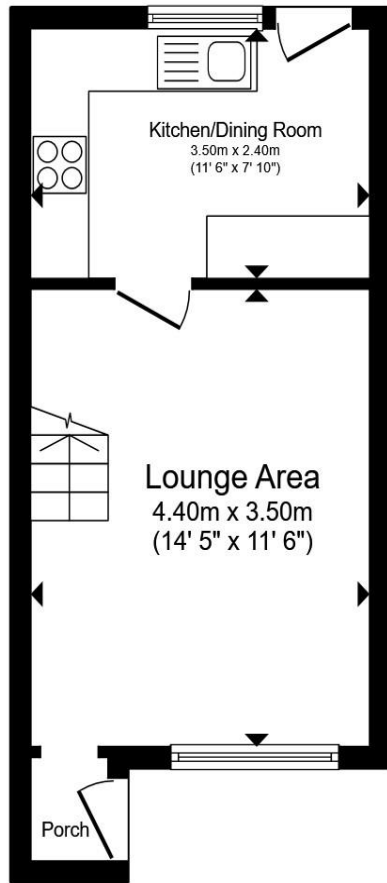
**Elm Close, Yaxley PETERBOROUGH PE7 3YW**

**welcome to**

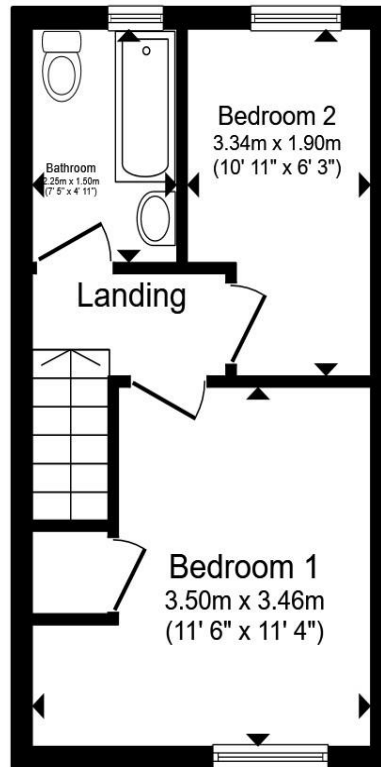
**Elm Close, Yaxley PETERBOROUGH**

A well proportioned home which could make an ideal first purchase & offers: entrance lobby, kitchen diner, two bedrooms, bathroom, gardens & garage. This home must be viewed to appreciate. The property is also close to local amenities and has easy access to the A1 north and south





**Ground Floor**



**First Floor**

**Entrance Lobby**

**Lounge**

14' 5" x 11' 6" ( 4.39m x 3.51m )

**Kitchen Diner**

11' 6" x 7' 10" ( 3.51m x 2.39m )

**First Floor Landing**

**Bedroom 1**

11' 6" x 11' 4" ( 3.51m x 3.45m )

**Bedroom 2**

10' 11" x 6' 3" ( 3.33m x 1.91m )

**Bathroom**

**Outside The Property**

Total floor area 49.2 m<sup>2</sup> (529 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](http://www.propertybox.io)



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## Elm Close, Yaxley PETERBOROUGH

- entrance lobby
- lounge
- kitchen diner
- two bedrooms
- bathroom
- garage & gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109445](http://williamhbrown.co.uk/Property/YXZ109445)



Property Ref:  
YXZ109445 - 0003

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