





Cherrytree Walk, Yaxley Peterborough PE7 3HG

william h brown

welcome to

Cherrytree Walk, Yaxley Peterborough

A deceptively spacious family home set in a pleasant position among similar properties. These homes were originally built as accommodation for the armed forces at nearby Alconbury and as a result they offer spacious rooms with large windows, giving an airy & spacious feel. This property also benefits from a conservatory to the rear and should be viewed to fully appreciate. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



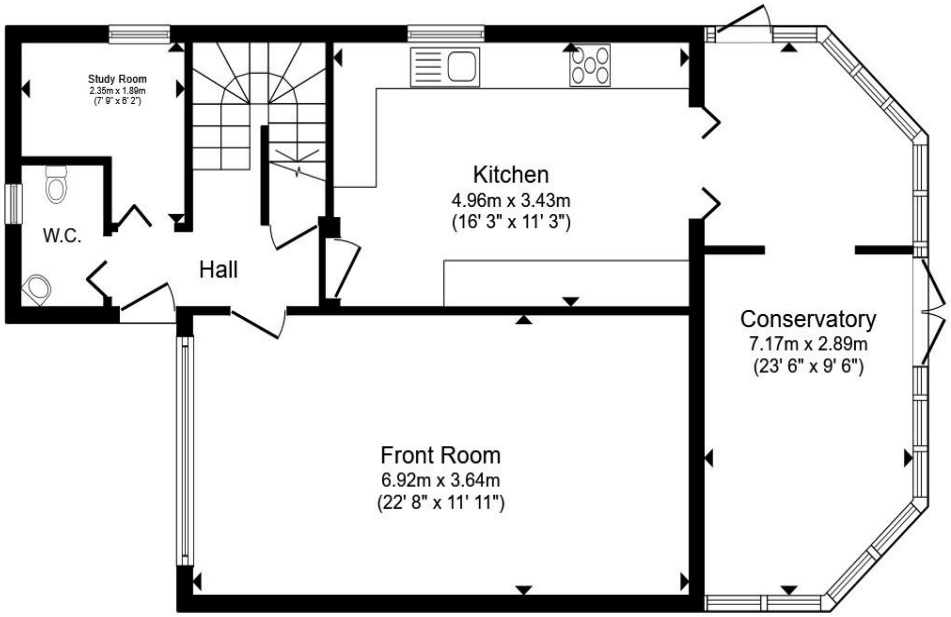




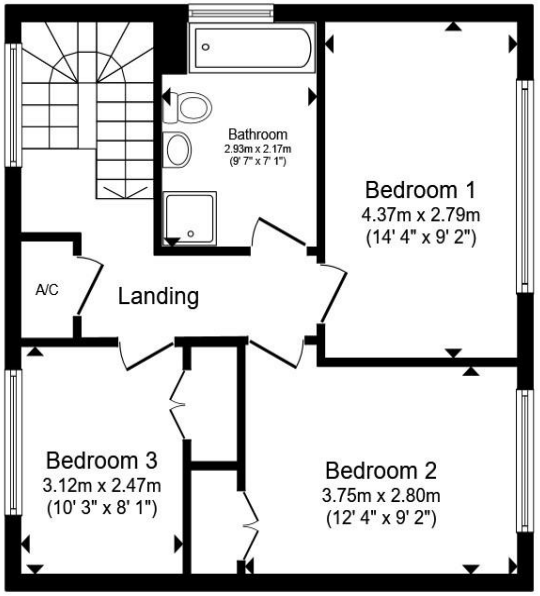








Ground Floor



First Floor

Entrance Halll

Lounge

Kitchen Diner

Conservatory

Downstairs Wc

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside The Property

Total floor area 128.0 m² (1,378 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

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Cherrytree Walk, Yaxley Peterborough

- entrance hall
- lounge, kitchen diner
- conservatory, downstairs wc
- three double bedrooms, bathroom
- gardens & driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£290,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109850

The Property Ombudsman

Property Ref:
YXZ109850 - 0004

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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