



Bentley Avenue, Yaxley Peterborough PE7 3ZT

welcome to

Bentley Avenue, Yaxley Peterborough

A very well presented family home which is set in a pleasant position on this sought after estate and being offered with NO CHAIN. This home offers good sized rooms along with the benefits of a downstairs wc, utility / breakfast room & downstairs wc in addition to an ensuite to the master bedroom. With close proximity to local schooling & shops, this home must be viewed to fully appreciate!. Yaxley is situated approximately 6 miles to the south of Peterborough & offers all the amenities one would expect of a large Village, to include well regarded schooling, award winning Doctor's Surgery, as well as Dentists, supermarket and range of pubs / restaurants. Main line Rail links to London King's Cross are available from Peterborough & nearby Huntingdon. The estate that this property is part of, was commenced circa 2000, built by three major building companies of the time and has matured into a well regarded part of the Village, with an open, non congested feel, open spaces and small recreation areas. There is a good mix of housing types, underpinned by strong demand from buyers, ranging from first time buyers, family movers and retired clients alike.





Ground Floor



First Floor

Entrance Hall

Lounge

15' x 12' 10" (4.57m x 3.91m)

Dining Room

10' 7" x 10' 5" (3.23m x 3.17m)

Kitchen

10' 5" x 9' 6" (3.17m x 2.90m)

Utility / Breakfast Room

12' x 8' 7" (3.66m x 2.62m)

Downstairs Wc

First Floor Landing

Bedroom 1

10' 5" x 11' 1" (3.17m x 3.38m)

Ensuite

Bedroom 2

12' x 9' 6" (3.66m x 2.90m)

Bedroom 3

18' 3" x 7' 9" (5.56m x 2.36m)

Bedroom 4

7' 1" x 9' 8" (2.16m x 2.95m)

Family Bathroom

Outside The Property

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.focalagent.com

welcome to

Bentley Avenue, Yaxley Peterborough

- entrance hall
- lounge, dining room
- kitchen, utility / breakfast room, downstairs wc
- four bedrooms, ensuite to master, family bathroom
- gardens, garage & driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£360,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109154



Property Ref:
YXZ109154 - 0008

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk