



Field Rise, Yaxley Peterborough PE7 3YT

welcome to

Field Rise, Yaxley Peterborough

Three bedroom detached bungalow located in the sought after Village of Yaxley. This property offers ample accommodation which comprises of; lounge, kitchen/diner, three good-sized bedrooms, bathroom. To the outside of the property you will find pleasant gardens with a summer house, shed and single garage as well as a block paved driveway.

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.

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.





Entrance Hall

Lounge

18' 3" x 11' 5" (5.56m x 3.48m)

Kitchen Diner

11' 4" x 12' 3" (3.45m x 3.73m)

Bedroom 1

11' 8" x 11' 4" (3.56m x 3.45m)

Bedroom 2

10' 5" x 11' (3.17m x 3.35m)

Bedroom 3

11' 1" x 6' 7" (3.38m x 2.01m)

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

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Field Rise, Yaxley Peterborough

- Well proportioned bungalow in popular location
- lounge
- kitchen diner
- three bedrooms
- bathroom
- gardens, garage & driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109838



Property Ref:
YXZ109838 - 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.

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