



St. Peters Walk, Yaxley Peterborough PE7 3EY



welcome to

St. Peters Walk, Yaxley Peterborough

A well proportioned, nicely presented family home which is set in a pleasant location among similar homes in this well regarded part of Yaxley. This home has benefits to include a sun room as well as re-fitted kitchen & bathroom along with a garage and is offered for sale with no onward chain, thereby making an ideal first purchase or family home!



Entrance Hall

Stairs to first floor with understairs cupboard, radiator.

Lounge Diner

22' x 11' 11" narrowing to 9' 10" (6.71m x 3.63m narrowing to 3.00m)

Two windows to the front, two radiators, feature gas fire with hearth & mantle.

Kitchen

10' 1" x 6' 11" (3.07m x 2.11m)

Door to the sun room at the rear, sink drainer set into work surface, further work surfaces with cupboards below & wall mounted storage cupboards. Plumbing for washing machine, fitted fridge, oven & hob.

Sun Room

5' 10" x 6' 10" (1.78m x 2.08m)

Tiled flooring, door to the rear, power points.

First Floor Landing

Doors to bedrooms & bathroom.

Bedroom 1

11' 5" x 11' 2" inc wardrobes (3.48m x 3.40m inc wardrobes)

Window to the front, radiator, range of fitted wardrobes & dresser.

Bedroom 2

10' 7" x 11' 11" (3.23m x 3.63m)

Window to the front, radiator.

Bedroom 3

9' 2" x 11' 4" (2.79m x 3.45m)

Window to the rear, radiator.

Bathroom

Frosted window to the rear, pane bath with shower mixer tap, close coupled wc, hand wash basin set into vanity unit, tiled flooring, boiler cupboard (we are informed that the boiler is approximately 3 years old).

Outside The Property

The frontage is of a low maintenance design, laid mainly to gravel. The rear garden is likewise of a low maintenance design and is laid to paving with a raised bed. The gated driveway leads to the garage.



view this property online williamhbrown.co.uk/Property/YXZ109298



welcome to

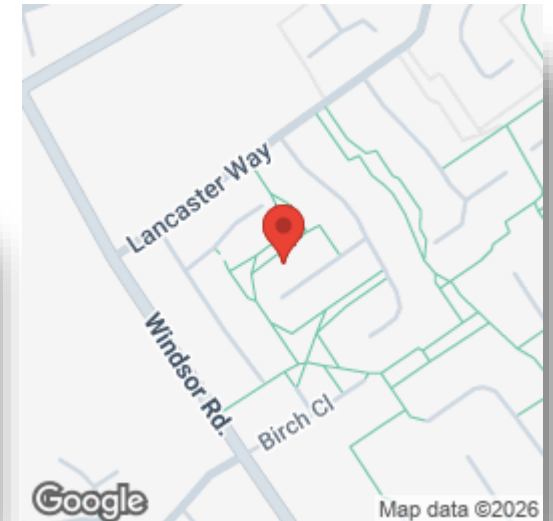
St. Peters Walk, Yaxley Peterborough

- entrance hall
- lounge diner, sun room
- re-fitted kitchen & bathroom
- three bedrooms
- gardens, garage & driveway
- no onward chain
- ideal first purchase !

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

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/YXZ109298



Property Ref:
YXZ109298 - 0005

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@williambrown.co.uk



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



williambrown.co.uk