



Baird Close, Yaxley Peterborough PE7 3GB

welcome to

Baird Close, Yaxley Peterborough

- entrance hall
- lounge diner
- re-fitted kitchen breakfast room
- downstairs wc
- three bedrooms, bathroom

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

offers in excess of
£270,000

An exceptionally well presented home which is set in a pleasant cul de sac location on this popular Estate. This home could make an ideal first purchase & with benefits to include a re-fitted kitchen & a good sized garden, an immediate viewing is strongly advised.

Yaxley is situated approximately 6 miles to the south of Peterborough & offers all of 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.

Entrance Hall

Lounge Diner

15' 8" x 10' (4.78m x 3.05m)

Kitchen Breakfast Room

13' x 7' 8" (3.96m x 2.34m)

Downstairs Wc

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside The Property

view this property online williamhbrown.co.uk/Property/YXZ109520



Property Ref:

YXZ109520 - 0002

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