

property details **approval form**

15 Thistle Close, Yaxley, PETERBOROUGH, Cambridgeshire, PE7 3GF

Date: 13 March 2026

Property Ref and Version: YXZ109507 - 0004

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: Unit 9 Landsdowne Road, Yaxley, PETERBOROUGH, Cambridgeshire, PE7 3JL

T 01733 242433 **E** Yaxley@williamhbrown.co.uk

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>> **price**

offers in excess of £260,000

Tenure: Freehold

>> **key features**

- > No onward chain
- > Well proportioned three-storey home
- > Lounge with French doors opening onto the garden
- > Kitchen / breakfast room and Ground Floor WC
- > Three bedrooms with Ensuite to principal bedroom & Family bathroom
- > Enclosed rear garden & Private driveway and single garage accessed via private rear access
- > panels generating income via feed-in tariff
- > New carpets and redecoration works underway
- > EPC Rating: C

>> **short description**

NO ONWARD CHAIN - A well proportioned three-storey home with private driveway, single garage and solar panels generating income via a feed-in tariff. The property is currently being refreshed with new carpets and redecoration works, creating a welcoming home ready for its next owner.

>> **long description**

Offered for sale with no onward chain, this well proportioned three-storey home provides spacious and versatile accommodation and is currently being refreshed with new carpets and redecoration works. The ground floor comprises an entrance hall leading through to a comfortable lounge with French doors opening onto the rear garden, creating a bright living space ideal for relaxing or entertaining. The kitchen / breakfast room sits to the front of the property and is fitted with a range of wall and base units together with integrated cooking appliances. A convenient ground floor WC completes the accommodation on this level. To the first floor are two bedrooms together with the family bathroom, while the second floor hosts the principal bedroom with ensuite and built-in wardrobe, providing a private top-floor retreat. Externally, the property benefits from an enclosed rear garden mainly laid to lawn, together with a private driveway and single garage located to the rear of the property, accessed via a private residents' access. The home also benefits from roof-mounted solar panels which export electricity to the national grid and generate income via a feed-in tariff, helping to reduce running costs. Situated in the popular village of Yaxley, the property is well placed for local amenities, schools and transport links, with convenient access to the A1 and Peterborough city centre, where mainline rail services provide direct connections to London.

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>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Stairs to first floor, understairs cupboard.

Lounge

14' 6" x 13' (4.42m x 3.96m)

French doors to the rear, radiator.

Kitchen Diner

15' 11" x 6' 2" extending to 7' 11" (4.85m x 1.88m extending to 2.41m)

Window to the front, radiator. Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards, fitted gas hob & electric oven, fitted fridge freezer, plumbing for washing machine.

Downstairs Wc

Close coupled wc, hand wash basin, radiator.

First Floor Landing

Window to the front, radiator, stairs to second floor.

Bedroom 2

12' 6" x 13' 3" (3.81m x 4.04m)

Window to the rear, radiator.

Bedroom 3

11' x 6' 3" (3.35m x 1.91m)

Window to the front, radiator.

Family Bathroom

Close coupled wc, hand wash basin, panel bath, radiator.

Second Floor

Bedroom 1

12' 3" x 13' plus recess (3.73m x 3.96m plus recess)

Two velux style windows to the rear, radiator, built in wardrobe.

Outside The Property

The rear garden is enclosed and mainly laid to lawn, providing an outdoor space suitable for relaxing or entertaining. To the rear of the property is a private driveway together with a single garage, accessed via a private residents' access.

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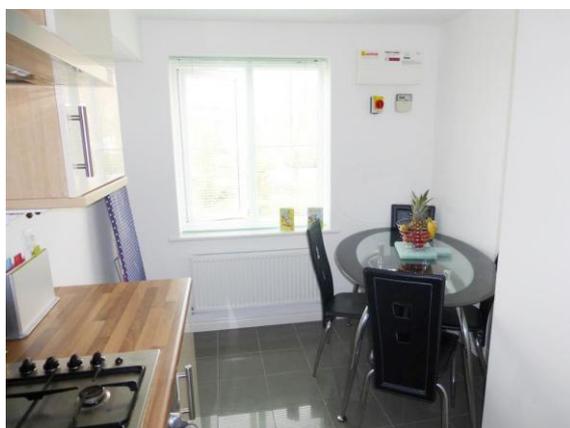
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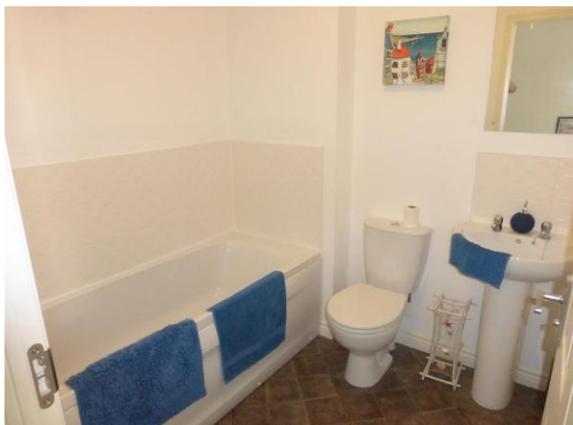
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>> **floor plan**

>> **approval**

	Signature	Date
Paul Faircloth		
Mr A.R. Schilke		

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