



Aston Close, Yaxley Peterborough PE7 3BF

welcome to

Aston Close, Yaxley Peterborough

- COMING SOON - REGISTER YOUR INTEREST NOW!
- Entrance Hall, Downstairs WC
- Lounge / Diner
- Kitchen
- Three Bedrooms

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

£270,000

view this property online williamhbrown.co.uk/Property/YXZ109568



Property Ref:
YXZ109568 - 0003

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.

COMING SOON - a well presented semi detached home which is set in a pleasant cul de sac location on this popular estate with Yaxley. This home benefits from an ensuite to the master bedroom, a downstairs wc, and a driveway that sits in front of the garage. In our opinion, this home could make a great first purchase, as well as being suitable for a family home - call now to register your interest!

The estate that this property is part of, was commenced circa 2000, built by three major building companies of the time including Matthew Homes Ltd of which has built this property 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.

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.

Entrance Hall

Downstairs Wc

Lounge / Diner

12' 4" MAX x 18' 4" (3.76m MAX x 5.59m)

Kitchen

10' 8" x 8' 8" (3.25m x 2.64m)

First Floor Landing

Bedroom 1

10' 8" x 9' 8" (3.25m x 2.95m)

Ensuite

Bedroom 2

11' 5" x 9' 6" PLUS BAY (3.48m x 2.90m PLUS BAY)

Bedroom 3

7' 10" x 7' 6" (2.39m x 2.29m)

Family Bathroom

7' 10" x 7' 6" (2.39m x 2.29m)

Outside The Property



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