



Green Lane, Yaxley Peterborough PE7 3YJ



welcome to

Green Lane, Yaxley Peterborough

- Lounge/Diner & Kitchen
- Three Well-Proportioned Bedrooms
- Family Bathroom With Built In Storage Units
- Generous Gardens & Driveway
- Quiet Cul-De-Sac In Sought After Village
- Recently Modernised Throughout Including A Refitted Kitchen
- Nearby To Great Schools & Amenities
- Perfect For First Time Buyers & Families

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

offers in excess of
£250,000

A very well-presented and recently modernised semi-detached home located in a quiet cul-de-sac within the popular village of Yaxley. This property benefits from a recently refitted kitchen which is just two years old, as well as generous parking for upto three vehicles, and a low maintenance garden. This home, in our opinion, could make a great first purchase as well as being suitable for families, and must be viewed to appreciate.

Yaxley is situated approximately six miles to the south of Peterborough and 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 and restaurants. Main line rail links to London King's Cross are available from Peterborough and nearby Huntingdon, with easy access to the A1 motorway just minutes away, perfect for those commuting.

Entrance Hall

Lounge/Diner

11' 2" x 23' 6" (3.40m x 7.16m)

Kitchen

8' 9" x 8' 9" (2.67m x 2.67m)

First Floor Landing

Bedroom 1

9' 6" x 9' 2" PLUS WARDROBES (2.90m x 2.79m PLUS WARDROBES)

Bedroom 2

8' 10" x 11' 8" (2.69m x 3.56m)

Bedroom 3

8' 10" x 8' 6" (2.69m x 2.59m)

Family Bathroom

Outside The Property

view this property online williamhbrown.co.uk/Property/YXZ109739



Property Ref:
YXZ109739 - 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.

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