



Partridge Close, Yaxley Peterborough PE7 3HP

welcome to

Partridge Close, Yaxley Peterborough

A well proportioned family home which is set in a pleasant location and benefits from a deceptively large, pleasant garden to the rear. This property benefits from a very short onward chain and should be viewed to fully appreciate. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Laminate flooring, cloak cupboard, stairs to first floor.

Downstairs Wc

Frosted window to the side, close coupled wc, hand wash basin.

Lounge Diner

Double glazed doors to the rear, two radiators.

Conservatory

Of brick & glazed construction with doors to the rear garden & power points.

Kitchen

Window to the rear & door to the side. Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards, plumbing for dishwasher, cooker point, boiler cupboard housing central heating boiler.

Rear Lobby

Door to the side, plumbing for washing machine

First Floor Landing

Access to the loft, airing cupboard.

Bedroom 1

Window to the rear, radiator. Wardrobe alcove.

Bedroom 2

Window to the rear, radiator.

Ensuite

Close coupled wc, hand wash basin, shower cubicle.

Bedroom 3

Window to the side, radiator.

Bedroom 4

Window to the front, radiator, fitted wardrobe.

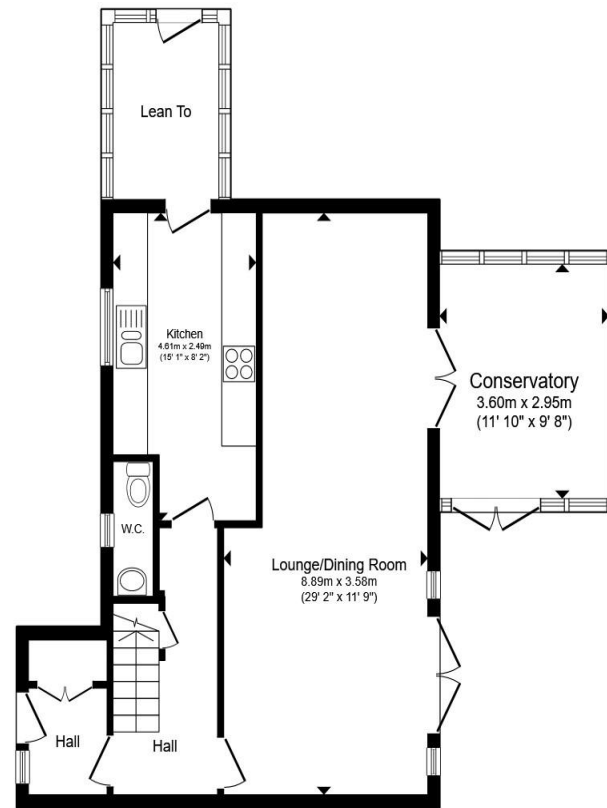
Family Bathroom

Frosted window to the side, close coupled wc, hand wash basin, panel bath with shower & screen.

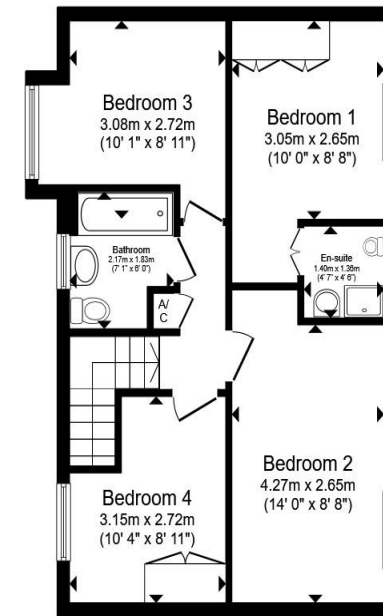
Outside The Property

The driveway leads to the single garage which has an up & over door and side courtesy door. To the rear & side of the house, the garden is of an established nature offering a patio area and being laid to lawn with a good range of beds & borders along with a timber built garden cabin which has approximate internal dimensions of 6ft 10in x 10ft 9in.





Ground Floor



First Floor

Total floor area 118.8 m² (1,279 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Partridge Close, Yaxley Peterborough

- entrance hall, lounge diner
- kitchen, conservatory
- downstairs wc
- four bedrooms, ensuite, bathroom
- gardens, driveway & garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£300,000

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Property Ref:
YXZ109775 - 0010

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