



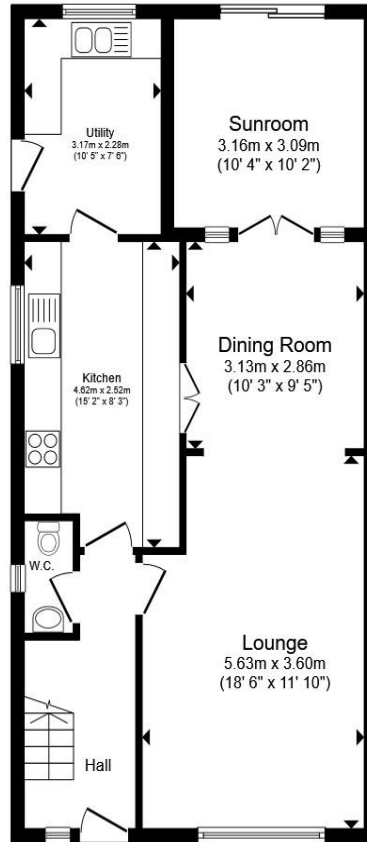
Partridge Close, Yaxley Peterborough PE7 3HP

welcome to

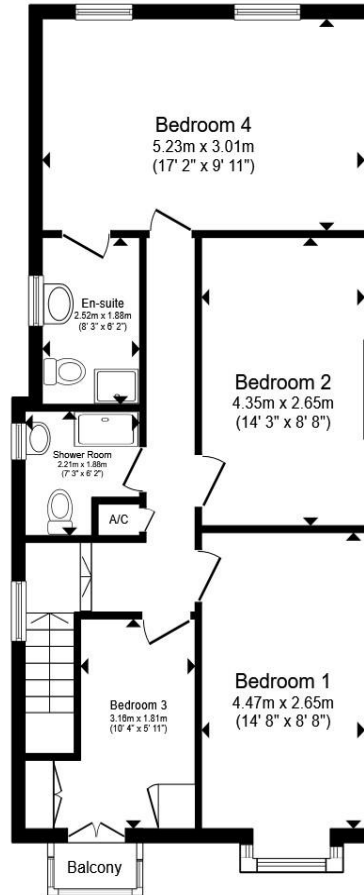
Partridge Close, Yaxley Peterborough

A well-presented detached family home in a quiet cul-de-sac within the village of Yaxley. This property has been well-maintained by the current owners and benefits from a downstairs wc, three receptions rooms, utility room, ensuite to master and a garage. Additionally, this home offers recent upgrades which include solar panels and an air source heat pump, both working together to minimise monthly utility costs. In our opinion, due to it's condition and location, this property could make a great family home. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

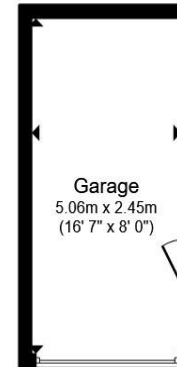




Ground Floor



First Floor



Garage

Total floor area 145.8 m² (1,569 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



Entrance Hall

Downstairs Wc

Kitchen

15' 1" x 8' 3" (4.60m x 2.51m)

Utility Room

10' 4" x 6' 9" (3.15m x 2.06m)

Lounge

11' 9" x 18' 5" (3.58m x 5.61m)

Dining Room

9' 4" x 10' 4" (2.84m x 3.15m)

Sunroom

10' 5" x 10' 2" (3.17m x 3.10m)

First Floor Landing

Bedroom 1

10' 2" x 17' 2" (3.10m x 5.23m)

Ensuite

Bedroom 2

8' 8" x 14' 8" (2.64m x 4.47m)

Bedroom 3

8' 8" x 14' 3" (2.64m x 4.34m)

Bedroom 4

10' 4" MAX x 7' 6" MAX (3.15m MAX x 2.29m MAX)

Family Bathroom

welcome to

Partridge Close, Yaxley Peterborough

- Entrance Hall, Downstairs WC
- Kitchen, Utility Room
- Lounge, Dining Room & Sunroom
- Four Well-Proportioned Bedrooms
- Ensuite & Family Bathroom
- Gardens, Garage & Driveway
- Air Source Heat Pump Accompanied By Solar Panels
- Nearby To Great Schools & Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109804



Property Ref:
YXZ109804 - 0004

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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