



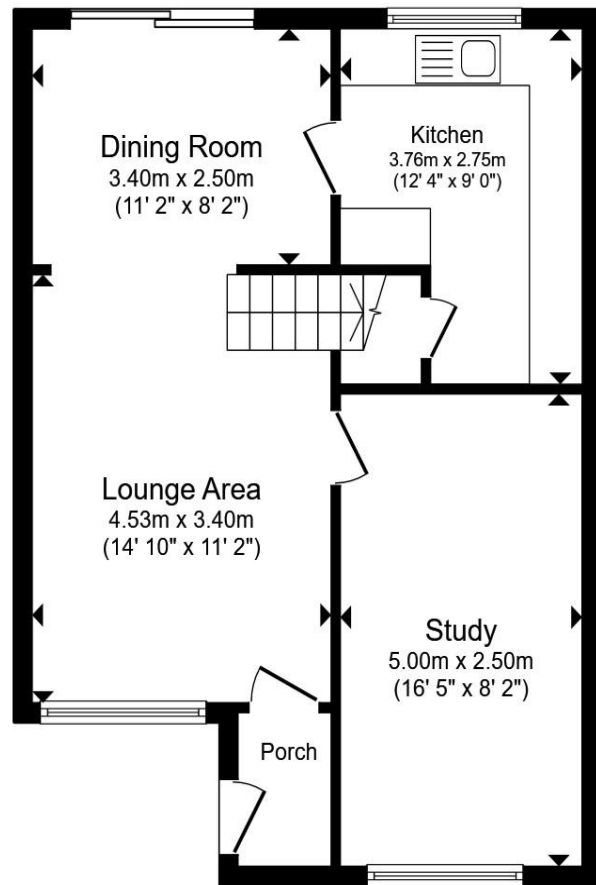
Pheasant Way, Yaxley Peterborough PE7 3HN

welcome to

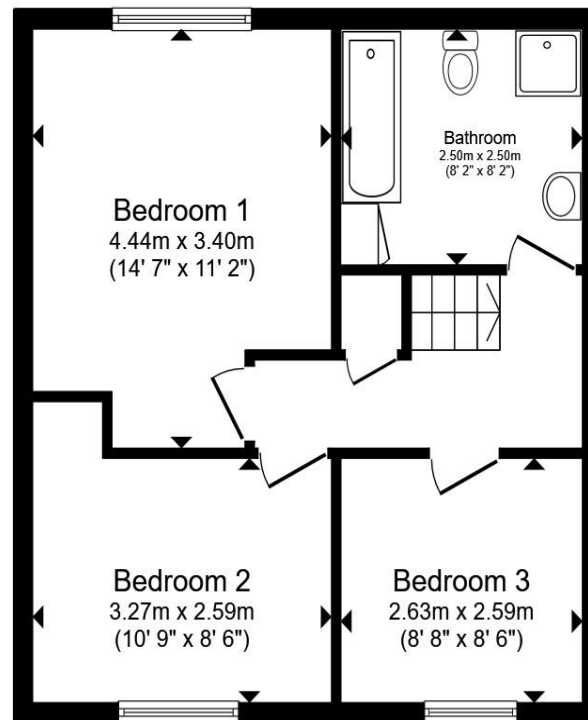
Pheasant Way, Yaxley Peterborough

A well presented and deceptively spacious home, which is set among similar properties in a well regarded area. This property has been much improved by the owner and benefits from replacement windows, boiler and upgraded electrical system, along with the second reception room making it an ideal purchase for the growing family or those working from home. Yaxley is the ideal Village for families to live in, with many amenities to include well regarded Schooling, Doctors Surgery, Post Office, Chemists, Dining out & Shopping facilities and main line rail links are available from nearby Peterborough or Huntingdon with excellent road links being provided by the nearby A1M and A14. 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

- Entrance Hall**
- Lounge Diner**
- Kitchen**
- Dining / Family Room**
- First Floor Landing**
- Bedroom 1**
- Bedroom 2**
- Bedroom 3**
- Bathroom**
- Outside The Property**

Total floor area 95.9 m² (1,032 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

welcome to

Pheasant Way, Yaxley Peterborough

- entrance hall
- lounge diner, kitchen
- family room / dining room
- three bedrooms
- driveway, garden & garage

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109847



Property Ref:
YXZ109847 - 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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