



Thompsons Yard, Yaxley Peterborough PE7 3TA

welcome to

Thompsons Yard, Yaxley Peterborough

- Detached Bungalow in Desirable Location
- Snug
- Kitchen Diner
- Three Bedrooms
- Ensuite & Family Bathroom
- Garage, Private Garden, Driveway

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£415,000

A spacious & well proportioned bungalow which was constructed approximately 5 years ago and is set on this small, private development in the ever popular, older part of Yaxley.

This home benefits from many upgrades from new, to include upgraded Quartz work surfaces, tiling to bathroom & ensuite, upgraded kitchen storage solutions and fitted additional blinds to the bi-fold doors. Heating is via a modern air source heat pump system, providing an efficient and eco friendly heating solution and with further benefits to include a private, good sized rear garden as well as garage & driveway, we strongly advise an early viewing.

Thompson's Yard is set just off Askews Lane and was built by a small independent builder approximately 5 years ago. many of the Village amenities are within a short walk and countryside walks are just a few minutes walk away.

Yaxley offers all of the amenities you would expect of a large Village, including Doctors Surgery, Chemists, Post office, Supermarkets, Schooling, Restaurants & Public Houses. Main Line Rail Links are available from nearby Peterborough or Huntingdon.

Entrance Hall

Snug

11' 2" x 12' 3" (3.40m x 3.73m)

Kitchen Diner

12' 3" x 16' 2" max (3.73m x 4.93m max)

Utility

8' 8" x 8' 9" (2.64m x 2.67m)

Bedroom 1

10' 1" x 13' (3.07m x 3.96m)

Ensuite

Bedroom 2

9' 11" x 11' 3" plus wardrobes (3.02m x 3.43m plus wardrobes)

Bedroom 3

7' 8" x 8' 2" (2.34m x 2.49m)

Family Bathroom

Outside The Property

Agents Note

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.

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Property Ref:
YXZ109862 - 0003

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