



Alvis Drive, Yaxley Peterborough PE7 3AH

welcome to

Alvis Drive, Yaxley Peterborough

- Entrance hall, lounge
- Study, kitchen diner, downstairs wc
- Four bedrooms, ensuite to master, family bathroom
- Gardens, double garage, driveway
- No onward chain

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

£425,000

view this property online williamhbrown.co.uk/Property/YXZ109871



Property Ref:
YXZ109871 - 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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A well proportioned family home which is set in a pleasant cul de sac location on this ever popular Estate. This home is offered for sale with no onward chain and with benefits to include a downstairs wc, ensuite to the master bedroom, driveway for several cars with the potential to create further off road parking, double garage & pleasant garden, we strongly advise making an appointment to view!.

Yaxley is a large Village, set around 6 miles to the South of Peterborough, off the A1M. There are numerous local amenities to include: Doctor's Surgery, Chemists, Schooling, Restaurants, Cafes and Supermarkets along with nearby countryside walks & other leisure pursuits. main Line rail links are available from nearby Peterborough or Huntingdon.

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.

Entrance Hall

Lounge

16' 5" x 10' 5" plus bay (5.00m x 3.17m plus bay)

Study

8' 2" x 10' 7" (2.49m x 3.23m)

Kitchen Diner

25' 9" x 10' narrowing to 7' 6" (7.85m x 3.05m narrowing to 2.29m)

Utility

6' 2" x 5' 3" (1.88m x 1.60m)

Downstairs Wc

First Floor Landing

Bedroom 1

13' 8" x 9' 11" plus recess (4.17m x 3.02m plus recess)

Ensuite

Bedroom 3

8' x 9' extending to 11' 6" (2.44m x 2.74m extending to 3.51m)

Bedroom 4

9' x 8' 4" (2.74m x 2.54m)

Bathroom

Outside The Property



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