



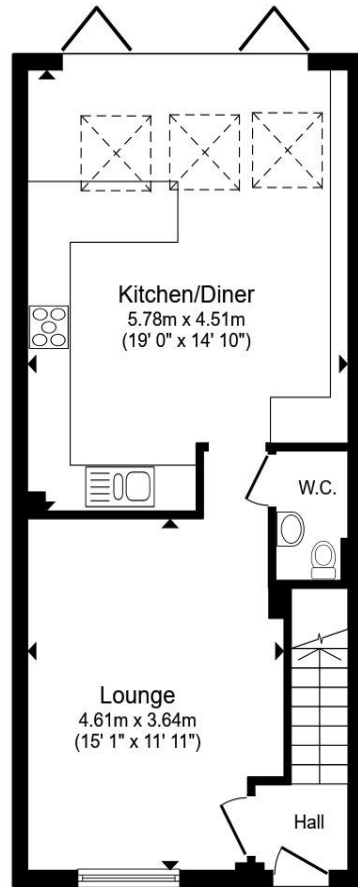
Speechley Road, Yaxley Peterborough PE7 3JQ

welcome to

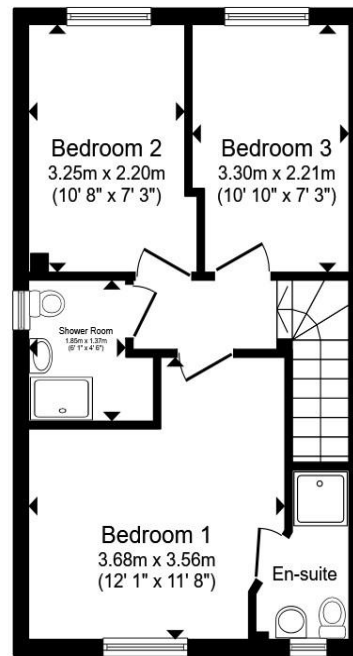
Speechley Road, Yaxley Peterborough

A well presented spacious four year old end terraced property situated right in the heart of Yaxley close to schools, shops and local amenities and bus stops is a must be seen home, The home boasts of an entrance hall, separate lounge and downstairs cloakroom with a good size open plan Kitchen/Diner with built in appliances and bi-fold doors leading to rear garden, three independent bedrooms with ensuite to master bedroom and a family shower room all presented in a good manner. No Chain

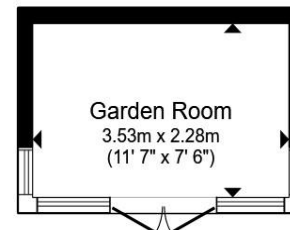




Ground Floor



First Floor



Outbuilding

Entrance Hall

Lounge

Open Plan Kitchen/Diner

Landing

Bedroom One

En-Suite To Master Bedroom

Bedroom Two

Bedroom Three

Shower Room

Total floor area 91.9 m² (989 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

Speechley Road, Yaxley Peterborough

- End Terraced House
- Open Plan Kitchen/Diner
- Downstairs cloakroom
- Three Bedrooms
- En-suite to master bedroom
- Enclosed Rear garden
- No Chain

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

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109730



Property Ref:
YXZ109730 - 0003

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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