



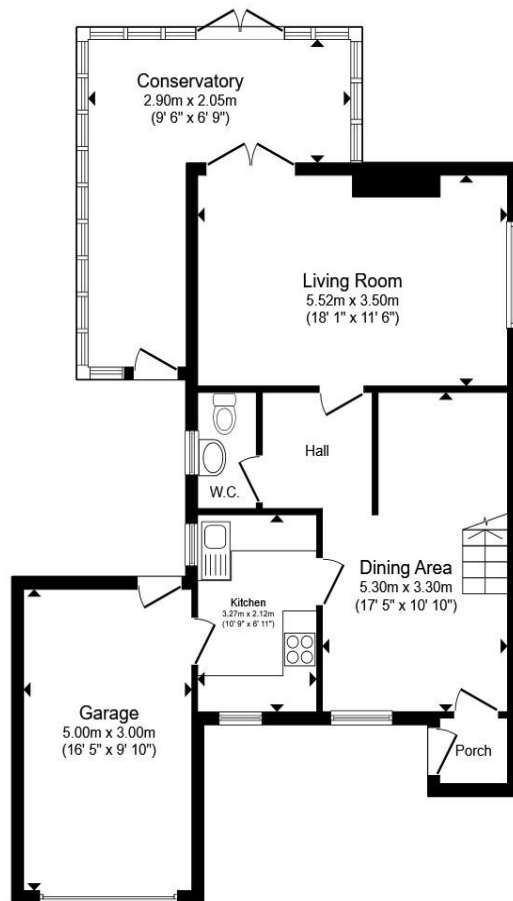
The Rookery, Yaxley Peterborough PE7 3HL

welcome to

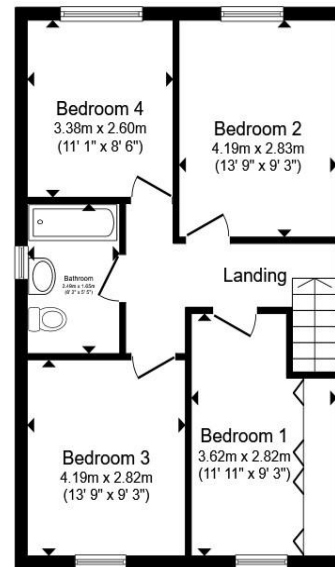
The Rookery, Yaxley Peterborough

A well presented detached family home set in a pleasant location in Yaxley which is closely located to great schools, shops and amenities. This property benefits from three reception rooms, four bedrooms, a downstairs wc, garage & driveway. In our opinion, this property could make a great family home and must be viewed to fully appreciate.





Ground Floor



First Floor

Total floor area 131.6 m² (1,416 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

Dining Room

Kitchen

Lounge

Conservatory

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Outside The Property

Agents Note:

There is a easement on the title, please enquire

welcome to

The Rookery, Yaxley Peterborough

- Entrance Hall, Downstairs WC
- Kitchen, Dining Room
- Lounge, Conservatory
- Four Bedrooms
- Family Bathroom
- Rear Garden
- Garage & Driveway
- Close To Schools & Amenities

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

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109435



Property Ref:
YXZ109435 - 0005

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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