



Violet Way, Yaxley Peterborough PE7 3WE

welcome to

Violet Way, Yaxley Peterborough

- Entrance Hall, Downstairs WC
- Kitchen, Lounge/Diner
- Three Well-Proportioned Bedrooms
- Ensuite & Family Bathroom
- Gardens, Garage & Driveway
- Recently Modernised Throughout With The Addition Of Solar Panels
- Popular Village Location
- Close To Great Schools & Amenities

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

offers in excess of
£250,000

view this property online williamhbrown.co.uk/Property/YXZ109807



Property Ref:
YXZ109807 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Entrance Hall

Radiator, stairs to the first floor.

Downstairs Wc

Frosted window to the front, radiator, hand wash basin, close coupled toilet.

Kitchen

8' 7" x 10' 8" (2.62m x 3.25m)
Window to the front, gas boiler in cupboard. Sink drainer with boiling water tap set into work surface, further work surfaces with cupboards & drawers below and a range of wall mounted storage cupboards. Fitted electric oven with hob & cooker hood. Integrated fridge/freezer, dishwasher, washer/dryer & microwave.

Lounge / Diner

13' 10" x 15' 6" MAX (4.22m x 4.72m MAX)
French doors & window to the rear, window to the side, radiator, electric fireplace, understairs storage cupboard.

First Floor Landing

Storage cupboard, access to the loft.

Bedroom 1

9' 3" x 11' 11" (2.82m x 3.63m)
Window to the rear, radiator, built in wardrobes.

Ensuite

Frosted window to the side, heated towel rail, shower cubicle, hand wash basin, close coupled toilet.

Bedroom 2

9' 3" x 9' 11" (2.82m x 3.02m)
Window to the front, radiator, built in wardrobes.

Bedroom 3

6' 8" x 6' 5" (2.03m x 1.96m)
Window to the rear, radiator.

Family Bathroom

Frosted window to the front, heated towel rail, pane bath with shower & screen, hand wash basin, close coupled toilet.

Outside The Property

The front garden is laid to gravel, with bushes creating privacy, and a path leading to the front door. The rear garden is laid to lawn, with a patio area. It is fully enclosed by fencing & brick wall, with a gate leading to the driveway & garage.

Garage

20' x 9' 11" (6.10m x 3.02m)
Up & over door.

A very well-presented and recently modernised end of terraced home set in a pleasant position on this well regarded estate in Yaxley. This property benefits from a downstairs wc, refitted kitchen, ensuite to master, and also includes a garage to the rear with a driveway sitting in front. Additionally, this home comes with solar panels to assist with monthly utility bills, and in our opinion could make a great first purchase, as well as being suitable for families, and must be viewed to appreciate! 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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