



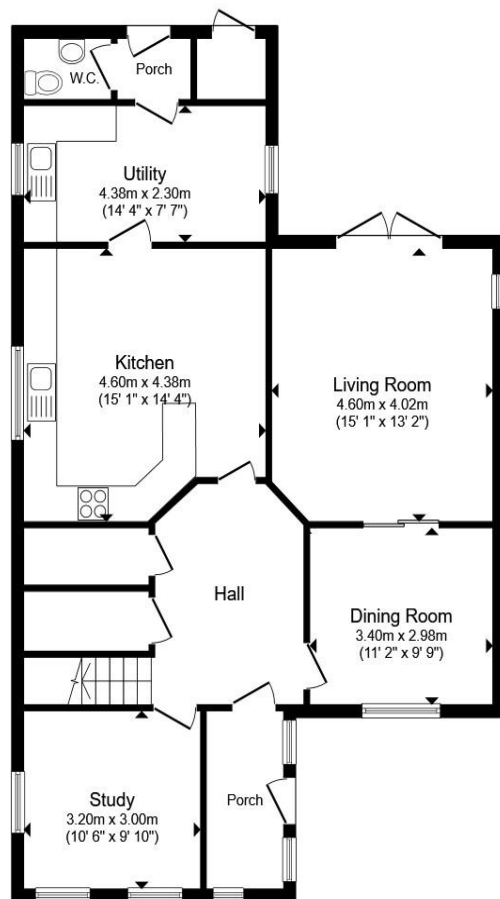
**Broadway, Yaxley Peterborough PE7 3NT**

**welcome to**

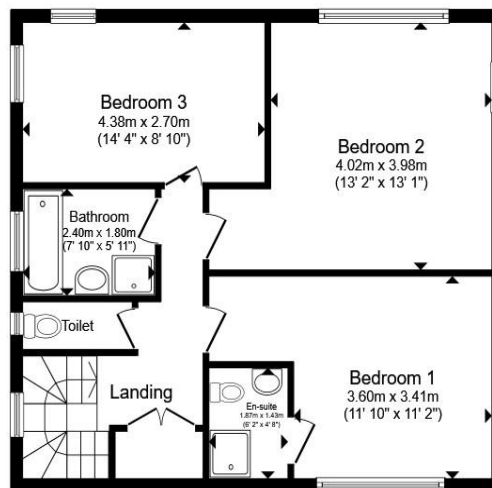
## **Broadway, Yaxley Peterborough**

This detached family home was designed & built for the Seller, with much use being made of natural wood & and has been loved and carefully maintained as a deceptively spacious family home ever since. The flexible accommodation comprises of three double bedrooms upstairs along with a ground floor double bedroom / family room and with further benefits to include a downstairs wc, ensuite to the master bedroom, multi car driveway, garage & generous rear garden. An immediate viewing is strongly advised. 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.

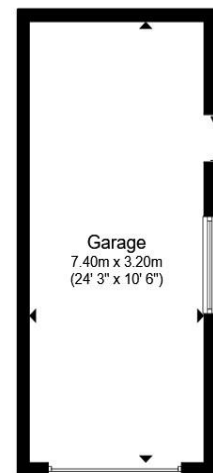




**Ground Floor**



**First Floor**



**Garage**

Total floor area 183.7 m<sup>2</sup> (1,978 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](http://www.propertybox.io)



**Entrance Lobby**

**Hallway**

**Lounge**

15' 2" x 13' 3" ( 4.62m x 4.04m )

**Dining Room**

10' 11" x 9' 8" ( 3.33m x 2.95m )

**Bedroom 4 / Family Room**

10' 7" x 9' 10" ( 3.23m x 3.00m )

**Kitchen Diner**

14' 11" x 13' 10" ( 4.55m x 4.22m )

**Utility**

13' 10" x 7' 5" ( 4.22m x 2.26m )

**Downstairs Wc**

**First Floor Landing**

**Bedroom 1**

11' 8" x 11' 3" extending to 16' 2" ( 3.56m x 3.43m extending to 4.93m )

**Ensuite**

**Bedroom 2**

12' 9" x 13' 2" plus doorway ( 3.89m x 4.01m plus doorway )

**Bedroom 3**

8' 5" x 14' ( 2.57m x 4.27m )

**Bathroom**

**Wc**

**Outside The Property**

**welcome to**

## **Broadway, Yaxley Peterborough**

- Entrance hall
- Lounge, dining room
- Kitchen diner, ground floor bedroom,
- Three double bedrooms, ensuite to the master, family bathroom
- Generous garden, multi car driveway, garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109873](https://www.williamhbrown.co.uk/Property/YXZ109873)



Property Ref:  
YXZ109873 - 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.

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.



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