



Pheasant Way, Yaxley Peterborough PE7 3HN

welcome to

Pheasant Way, Yaxley Peterborough

- entrance hall
- lounge diner, kitchen
- family room / dining room
- three bedrooms
- driveway, garden & garage

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

£280,000

Entrance Hall

Radiator, door to:

Lounge Diner

Window to the front & sliding glazed door to the rear, two radiators.

Kitchen

Window to the rear, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted electric oven, hob & microwave, plumbing for washing machine / dishwasher, fridge freezer space, understeers pantry cupboard. .

Dining / Family Room

Window to the front, radiator.

First Floor Landing

Radiator, access to the loft.

Bedroom 1

Window to the front, radiator.

Bedroom 2

Window to the rear, radiator

Bedroom 3

Window to the front, radiator.

Bathroom

Frosted window to the rear, radiator, close coupled wc, hand wash basin, panel bath, shower cubicle.

Outside The Property

The front garden is laid to low maintenance gravel and to the rear, the garden offers a paved patio and is laid mainly to lawn along with a greenhouse. The garden is enclosed by fencing. The driveway leads to the garage which has an up & over door, power connected and rear courtesy door.

A well presented and deceptively spacious home, which is set among similar properties in a well regarded area. This property has been much improved by the owner and benefits from replacement windows, boiler and upgraded electrical system, along with the second reception room making it an ideal purchase for the growing family or those working from home.

Yaxley is the ideal Village for families to live in, with many amenities to include well regarded Schooling, Doctors Surgery, Post Office, Chemists, Dining out & Shopping facilities and main line rail links are available from nearby Peterborough or Huntingdon with excellent road links being provided by the nearby A1M and A14.

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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Property Ref:

YXZ109847 - 0002

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