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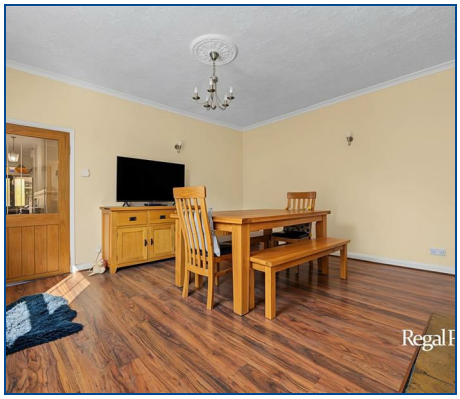

The Green, Yaxley, Peterborough, PE7 3LT
Offers in excess of £550,000
Freehold

POPULAR VILLAGE LOCATION *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1*

Regal Park are pleased to offer this beautifully presented 4 Bedroom Family Home in the popular Village location of Yaxley. The property is situated overlooking the Village Green, is close to local amenities and is within easy access to A1 and benefits from 4 Double Bedrooms, Bathroom & Shower Room, Family Room, Living Room, Dining Room, Sun Room, Boot Room, Laundry Room, Office. There is parking to the front of the property and good size rear garden. Viewings Highly Recommended.

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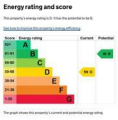
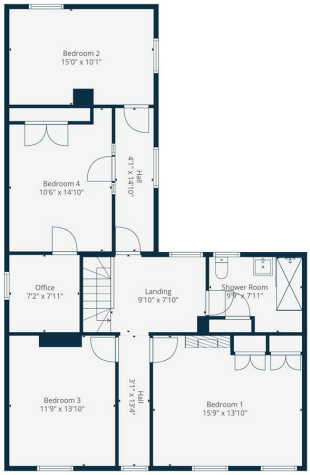


APPROVED CODE
TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

These Floor Plans Are Provided For Illustrative And Marketing Purposes Only.



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Porch

Hallway

Family Room
11'8" x 16'9" (3.56m x 5.11m)

Living Room
11'8" x 16'9" (3.56m x 5.11m)

Office
10'11" x 7'10" (3.33m x 2.39m)

Bathroom
7'2" x 8'0" (2.18m x 2.44m)

Sun Room
8'2" x 5'0" (2.49m x 1.52m)

Dining Room
14'9" x 15'0" (4.50m x 4.57m)

Kitchen
14'11" x 9'10" (4.55m x 3.00m)

Cloakroom
9'1" x 4'6" (2.77m x 1.37m)

Conservatory
5'11" x 16'4" (1.80m x 4.98m)

Laundry Room
9'1" x 10'9" (2.77m x 3.28m)

Bedroom 1
15'9" x 13'10" (4.80m x 4.22m)

Bedroom 2
15'0" x 10'1" (4.57m x 3.07m)

Bedroom 3
11'9" x 13'10" (3.58m x 4.22m)

Bedroom 4
10'6" x 14'10" (3.20m x 4.52m)

Office
7'2" x 7'11" (2.18m x 2.41m)

Shower Room
9'9" x 7'11" (2.97m x 2.41m)

Offer Procedure and Mortgage Assistance
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.
Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.
If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.
With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?
Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.
For further details, please call our office on 01733 560650.
Your home may be repossessed if you do not keep up repayments on your mortgage.

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.