

18 Marconi Drive
Yaxley
Peterborough
Cambridgeshire.
PE7 3ZR

330,000



- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- En-Suite to Master
- Driveway and Garage
- Popular Estate with Catchment to Fourfields Primary School



Ref: PRA12596

General Description

Smart Move are pleased to offer for sale, this well presented, detached home in Yaxley. Situated on the ever popular Ferndale estate, this three bedroom property is ideal for a growing family. Accommodation comprises entrance hall, cloakroom, living room, dining room, kitchen with integral garage (partially being used as office space), with three double bedrooms, en-suite to master and family bathroom to the first floor. Outside, there is a driveway for two vehicles to the front, leading to the garage and to the rear is an enclosed garden.

To arrange your viewing, please call our sales team.

Accommodation

Entrance Hall

Stairs to first floor, radiator.

Cloak Room (5' 9" x 2' 9") or (1.74m x 0.84m)

Double glazed window to side, two piece suite comprising wash hand basin and wc, radiator.

Living Room (16' 10" x 10' 3") or (5.14m x 3.13m)

Double glazed window to front, radiator.

Dining Room (11' 7" x 8' 3") or (3.52m x 2.52m)

French double doors to garden, radiator.

Kitchen (11' 8" x 8' 4") or (3.56m x 2.54m)

Double glazed window to rear, fitted kitchen with matching range of base and eye level units with work surfaces over, integrated oven with gas hob and extractor hood over, built in dishwasher, fridge/freezer and integrated washing machine, door to garage.

Landing

Doors to bedrooms and bathroom, airing cupboard.

Bedroom 1 (17' 2" x 14' 6") or (5.23m x 4.43m)

Two double glazed windows to front, built in storage cupboard, two radiators.

En Suite (5' 3" x 5' 3") or (1.60m x 1.59m)

Double glazed window to side, three piece suite comprising shower enclosure, wash hand basin and wc, spotlights, radiator.

Bedroom 2 (10' 1" x 9' 10") or (3.08m x 3.00m)

Double glazed window to rear, radiator.

Bedroom 3 (12' 6" x 8' 6") or (3.80m x 2.59m)

Velux window, radiator.

Bathroom (6' 7" x 5' 7") or (2.01m x 1.70m)

Double glazed window to rear, three piece suite comprising bath with shower attachment, wc and wash hand basin, radiator, spotlights.

Outside

To the front is a driveway for two vehicles, leading to the garage.

To the rear is an enclosed garden, mainly laid to lawn with decking areas and a summer house.

Currently, the garage has had a partitioned wall up, creating office space for 2/3's of the room, leaving a 1/3 for a conventional garage area.

Services

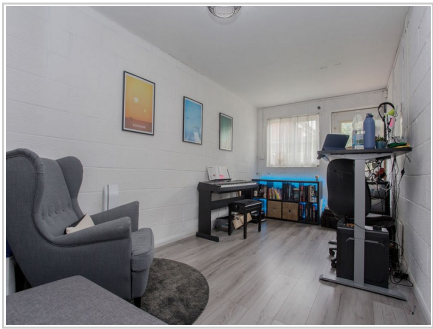
Mains electricity, mains water, mains gas, mains drainage

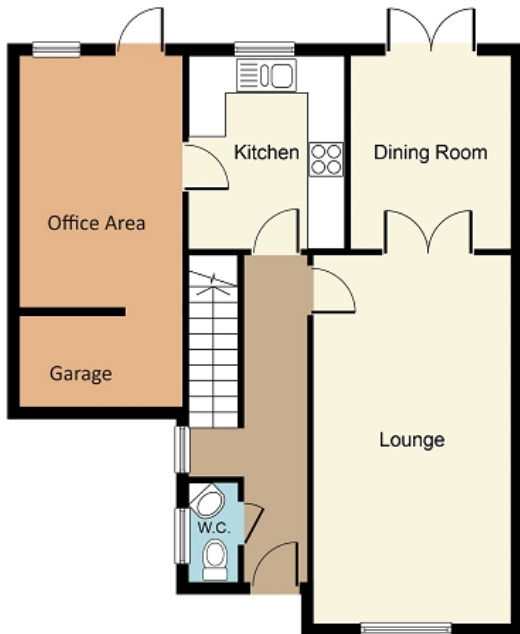
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor.

Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.