

Smart Move

1 Austin Court
Yaxley
Peterborough
Cambridgeshire.
PE7 3GG

370,000



- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Driveway and Garage
- Enclosed Rear Garden
- Re-Fitted Downstairs WC



Ref: PRA12683

General Description

Smart Move are delighted to offer for sale, this spacious family home in Ferndale, Yaxley. Nestled in a pleasant cul-de-sac with privacy to the rear, this property would make an ideal family home. Located within close proximity to schools, amenities, access to the A1 and health care centres, accommodation comprises; entrance hall, study, living room, conservatory, dining room, kitchen, utility and a refitted WC on the ground floor.

Upstairs, there are four, generous bedrooms, en-suite to master and a family bathroom to the first floor. Outside, to the front, is a low maintenance garden, to the side is a driveway, leading to the single garage and to the rear, is an enclosed, garden.

To arrange your viewing, please call our sales team.

Accommodation

Entrance Hall

Downstairs WC

Study (7' 7" x 6' 11") or (2.31m x 2.10m)

Living Room (11' 1" x 15' 11") or (3.38m x 4.84m)

Conservatory (9' 4" x 12' 8") or (2.84m x 3.85m)

Dining Room (9' 11" x 9' 9") or (3.01m x 2.98m)

Kitchen (9' 6" x 12' 6") or (2.89m x 3.82m)

Utility Room (5' 7" x 5' 9") or (1.71m x 1.75m)

Landing

Bedroom 1 (11' 1" x 8' 10") or (3.38m x 2.70m)

En Suite (5' 9" x 5' 9") or (1.76m x 1.74m)

Bedroom 2 (9' 9" x 10' 0") or (2.96m x 3.06m)

Bedroom 3 (9' 10" x 9' 11") or (2.99m x 3.03m)

Bedroom 4 (9' 9" x 8' 2") or (2.96m x 2.50m)

Bathroom (7' 1" x 6' 2") or (2.15m x 1.87m)

Rear Garden

Driveway And Garage

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

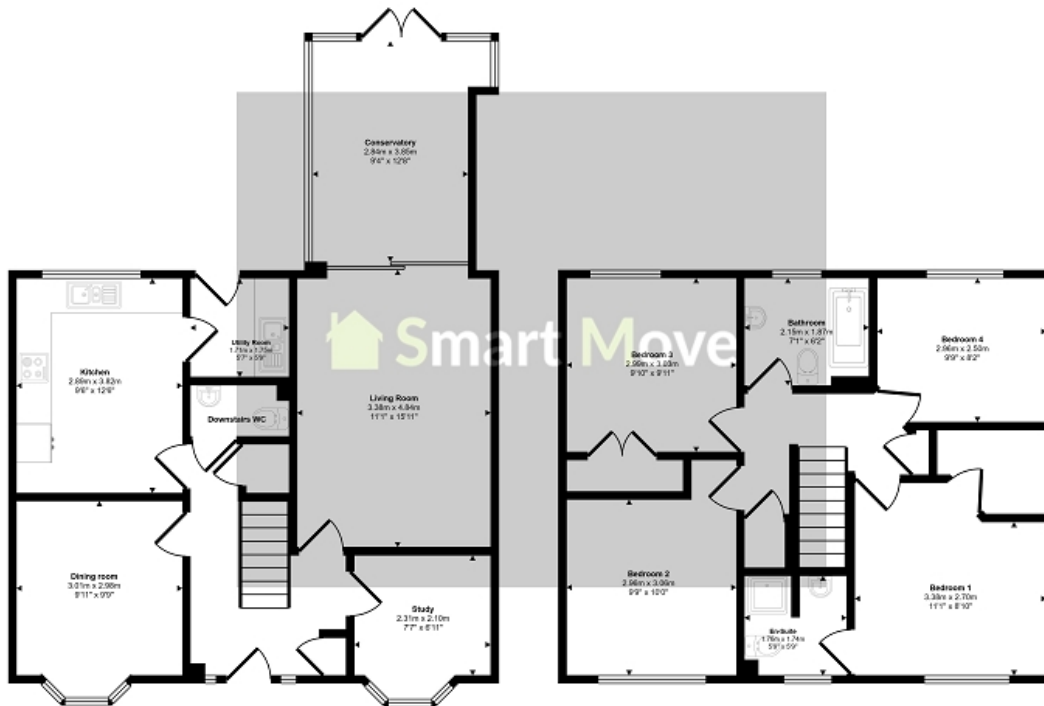
Council Tax

Band Not Specified





Approx Gross Internal Area
129 sq m / 1388 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.