

60 Mere View
Yaxley
Peterborough
Cambridgeshire.
PE7 3HF

290,000



- Extended Family Home
- Three Bedrooms
- Driveway and Garage
- 131sqm/1405sqft Of Internal Area
- No Forward Chain
- Two Storey Extension

Ref: PRA12697

General Description

****NO FORWARD CHAIN** TWO STOREY EXTENSION**131sqm/1405sqft OF INTERNAL AREA** RE-FITTED COMBI BOILER****

Smart Move are delighted to offer for sale, this spacious, three bedroom property in Yaxley. Situated within close proximity to the local schools, amenities, health care centres and fantastic access for those commuting along the A1, we believe this home is ideal for a growing family.

Accommodation comprises; entrance hall, door into the garage which houses the boiler(re-fitted, circa 18 months ago). The galley style kitchen offers a built in dishwasher, oven with space for a fridge/freezer and a washing machine.

The living and dining room are to the rear of the ground floor and is an excellent space following an extension, which looks onto the fields behind the property.

The first floor is where the property really stands out, the bedrooms are of generous proportion and facilitate double beds as well as ample furniture, surrounding. Additionally, there is a family bathroom and a separate toilet.

Outside, to the front, there is a block paved driveway leading to the garage.(External up and over door has been replaced with a UPVC window for better insulation) The rear garden is mainly laid to lawn with gated access to the fields behind.

To arrange your viewing, please call our sales team.

Accommodation

Entrance Hall

Kitchen (6' 3" x 22' 5") or (1.90m x 6.83m)

Living Room (13' 0" x 10' 6") or (3.95m x 3.21m)

Dining Room (20' 2" x 9' 9") or (6.15m x 2.97m)

Garage (10' 10" x 16' 10") or (3.31m x 5.13m)

Landing

Bedroom 1 (12' 6" x 18' 3") or (3.81m x 5.55m)

Bedroom 2 (9' 0" x 14' 6") or (2.74m x 4.43m)

Bedroom 3 (7' 8" x 21' 11") or (2.34m x 6.67m)

Bathroom (7' 3" x 7' 10") or (2.20m x 2.38m)

Toilet

Outside

Services

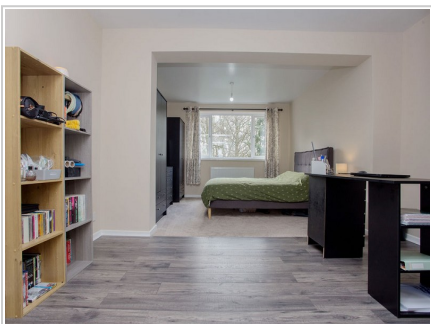
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

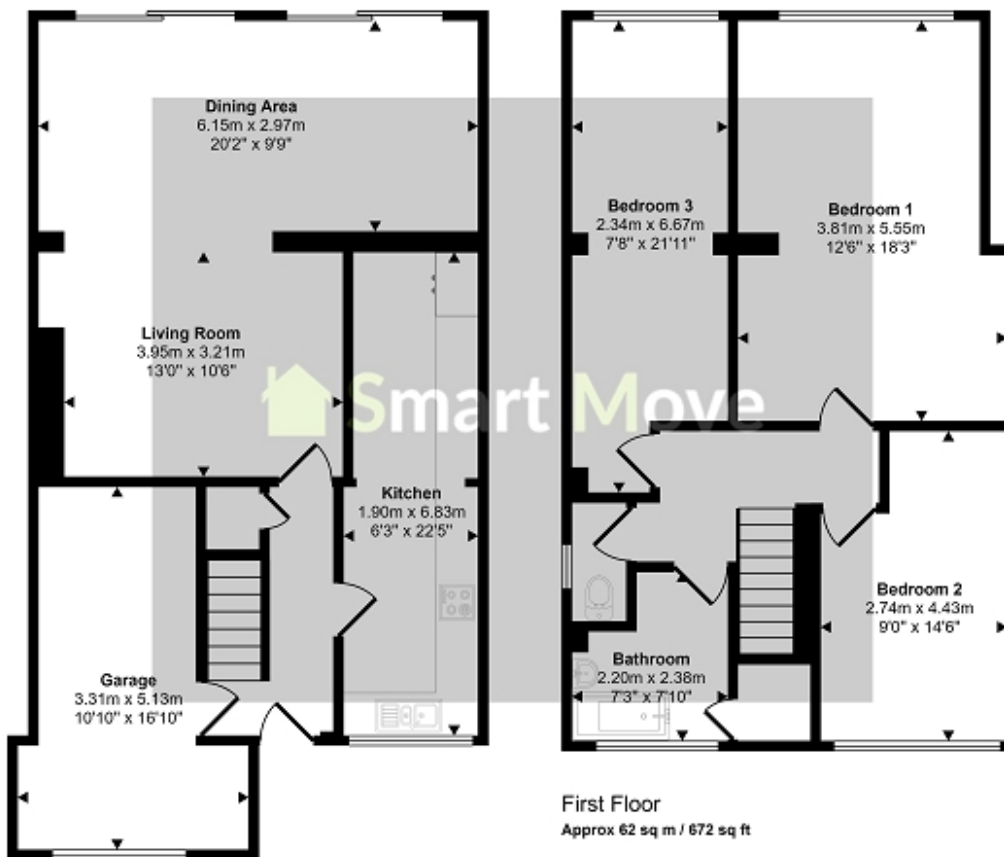
Council Tax

Band Not Specified





Approx Gross Internal Area
131 sq m / 1405 sq ft



Ground Floor
Approx 68 sq m / 733 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.