



**FITZJOHN**  
SALES & LETTINGS

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## 140-142 Main Street Yaxley Peterborough PE7 3LB

By auction £475,000



A former Village post office built some 300yrs ago, located in the centre of the Village of Yaxley in a conservation area (property not listed) with potential for a commercial premises. This period property has been sympathetically restored and still retains lots of original features including beams and fireplaces. The property offers 2500sqft living accommodation, five bedrooms, three reception rooms and has an established and good sized rear garden. Some updating is required to the property. Outside is a detached workshop which has potential for a conversion/annexe 8x4m. A driveway is accessed via a wooden gate and provides off road parking for several vehicles. \*\*\* MUST BE SEEN \*\*\*





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COUNCIL TAX BAND: F

Viewing Information:

Viewings are available by appointment only.

Entrance

Dining Hall 4.69m (15'5") x 4.69m (15'5")

Bedroom 4.84m (15'10") x 4.28m (14'1")

Kitchen 4.69m (15'5") x 2.00m (6'7")

Study 4.84m (15'10") x 2.80m (9'2")

Boot Room

Utility 2.93m (9'7") x 2.80m (9'2")

Shower Room

Sitting Room 5.46m (17'11") x 4.28m (14'1")

First Floor Landing

Bedroom 4.94m (16'3") x 2.60m (8'6") max

Bedroom 4.94m (16'3") x 4.43m (14'6")

Bathroom

Cloakroom

Bedroom 5.01m (16'5") x 3.23m (10'7")

Bedroom 5.02m (16'6") x 4.30m (14'1") max

En-suite

OUTSIDE

A detached workshop with annexe potential. Established garden to rear laid to lawn with established stocked borders, enclosed with brick walling, established trees, patio seating area and access to front.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

Auctioneer Comments -

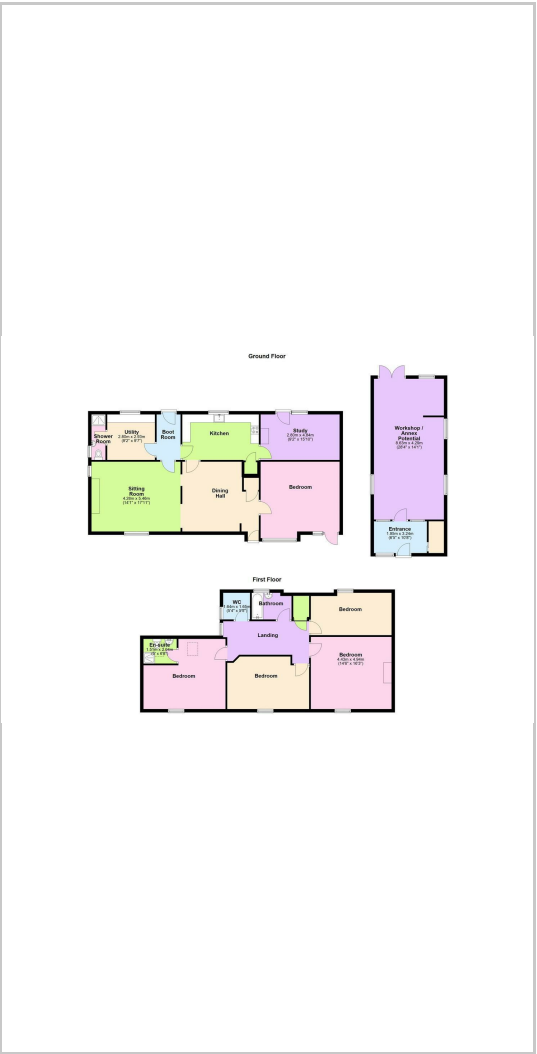
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

## Area Map



## Floor Plans



## Energy Efficiency Graph

