



140-142 Main Street Yaxley Peterborough PE7 3LB

Guide price £450,000



*** GUIDE PRICE £450,000 - £550,000 *** Was previously listed at £625,000 - £650,000. Available through January only ! 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

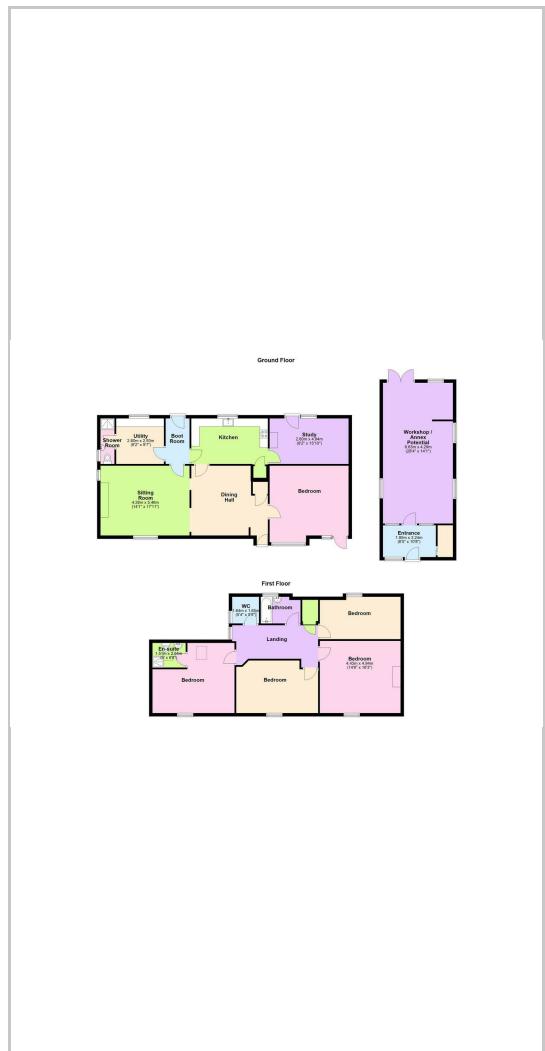
A detached workshop with annexe potential. Established garden to rear laid to lawn with established stocked borders, enclosed with brick walling, established trees, patio seating area and access to front.

*** 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 ***

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	