



Ferndale, Yaxley Peterborough PE7 3ZQ



welcome to Ferndale, Yaxley Peterborough

- lounge, kitchen diner
- family room, utility
- downstairs wc
- four bedrooms, en-suite, family bathroom
- gardens, driveway

Tenure: Freehold EPC Rating: E

offers in excess of
£375,000

A well-presented family home set in a sought after location & offering: entrance hall, lounge, kitchen/diner, utility room, family room, downstairs wc, four bedrooms, en-suite to the master, family bathroom, driveway, front & rear gardens. Must be viewed to appreciate!



Entrance Hall
Downstairs Wc
Lounge
17' x 7' 10" (5.18m x 2.39m)
Kitchen/Diner
21' 7" x 8' 9" (6.58m x 2.67m)
Utility
Bedroom 1
13' 3" x 12' 4" (4.04m x 3.76m)
En-Suite
Bedroom 2
10' 3" x 9' (3.12m x 2.74m)
Bedroom 3
14' 1" x 7' 9" (4.29m x 2.36m)
Bedroom 4
10' 2" x 6' 7" (3.10m x 2.01m)
Bathroom
Outside The Property
Garage

view this property online williamhbrown.co.uk/Property/YXZ108562



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
YXZ108562 - 0009

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk