



**Morris Court, Yaxley Peterborough PE7 3GJ**

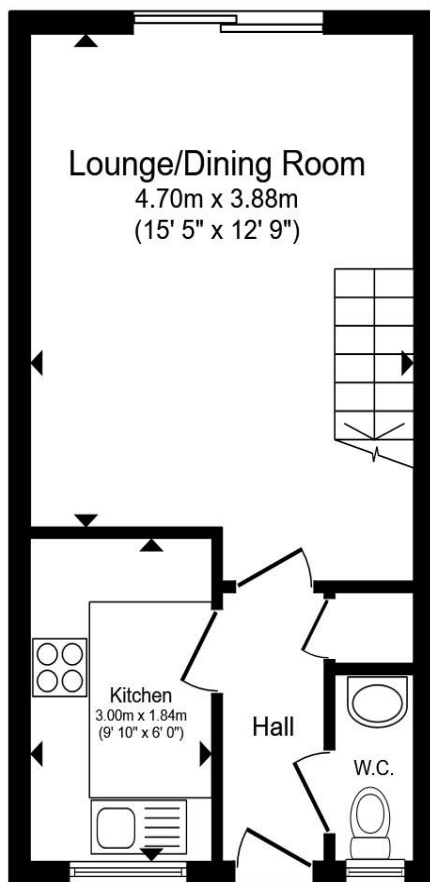


**welcome to**

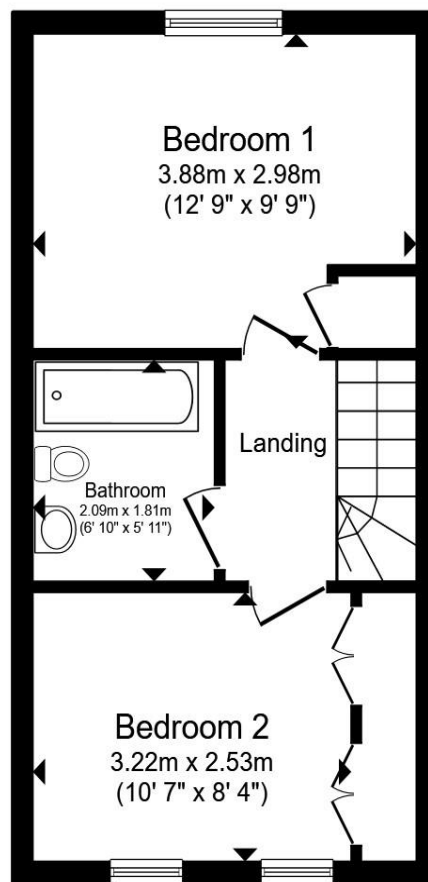
**Morris Court, Yaxley Peterborough**

A well presented home which is set on the popular Ferndale Estate & offered with no onward chain. Accommodation comprises: entrance hall, lounge diner, kitchen, downstairs wc, two bedrooms, bathroom, gardens and off road parking. This home could make an ideal first purchase & must be viewed !





**Ground Floor**



**First Floor**

Total floor area 60.5 m<sup>2</sup> (651 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Entrance Hall

## Lounge Diner

12' 4" x 13' 7" inc stairs ( 3.76m x 4.14m inc stairs )

## Kitchen

9' 11" x 5' 4" ( 3.02m x 1.63m )

## Downstairs Wc

## First Flor Landing

## Bedroom 1

10' 3" x 8' 1" ( 3.12m x 2.46m )

## Bedroom 2

12' 6" x 8' 2" max ( 3.81m x 2.49m max )

## Bathroom

## Outside The Property

**welcome to**

## **Morris Court, Yaxley Peterborough**

- entrance hall
- lounge diner
- kitchen, downstairs wc
- two bedrooms, bathroom
- gardens, off road parking, no chain

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£200,000**

**view this property online** [williamhbrown.co.uk/Property/YXZ109360](https://williamhbrown.co.uk/Property/YXZ109360)

Property Ref:

YXZ109360 - 0004

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Please note the marker reflects the  
postcode not the actual property



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