



Ferndale, Yaxley Peterborough PE7 3ZQ

william
h brown

welcome to

Ferndale, Yaxley Peterborough

A well presented mid terraced home which is set in a pleasant location on the ever-popular Ferndale estate in Yaxley. This home boasts a downstairs wc, two double bedrooms and two parking spaces to the front of the property, as well as the convenience of no onward chain - all making this property a



Entrance Hall

Radiator, cloak cupboard, doors to lounge diner, kitchen & downstairs wc.

Lounge Diner

12' 6" x 13' 7" inc stairs (3.81m x 4.14m inc stairs)
Sliding doors to the rear, radiator, stairs to first floor.

Kitchen

9' 11" x 6' (3.02m x 1.83m)
Window to the front, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted oven & hob, plumbing for washing machine, fridge freezer space.

Downstairs Wc

Frosted window to the front, close coupled wc, hand wash basin, radiator.

Bedroom 1

10' 4" x 8' 1" plus wardrobes (3.15m x 2.46m plus wardrobes)
Window to the front, radiator, built in wardrobes.

Bedroom 2

12' 7" x 8' 3" max (3.84m x 2.51m max)
Window to the rear, radiator, airing cupboard.

Bathroom

Close coupled wc, hand wash basin, panel bath with shower screen & shower mixer tap.

Outside

To the front, the garden is laid to open plan lawn with double width driveway parking.
The pleasant rear garden offers a paved patio area & the garden is laid to lawn with a timber storage shed & enclosed by fencing with gated rear access.



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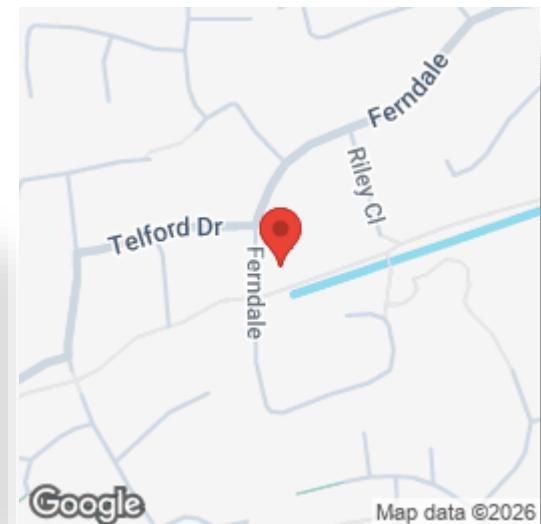
- Entrance hall
- Lounge Diner
- Kitchen, downstairs wc
- Two bedrooms, bathroom
- Gardens, no onward chain
- GREAT FIRST TIME PURCHASE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£190,000



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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:
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