



**Ferndale, Yaxley Peterborough PE7 3ZQ**





**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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## **Ferndale, Yaxley Peterborough**

- 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YXZ109405 - 0005

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**william h brown**



**01733 242433**



[Yaxley@williamhbrown.co.uk](mailto:Yaxley@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**