

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

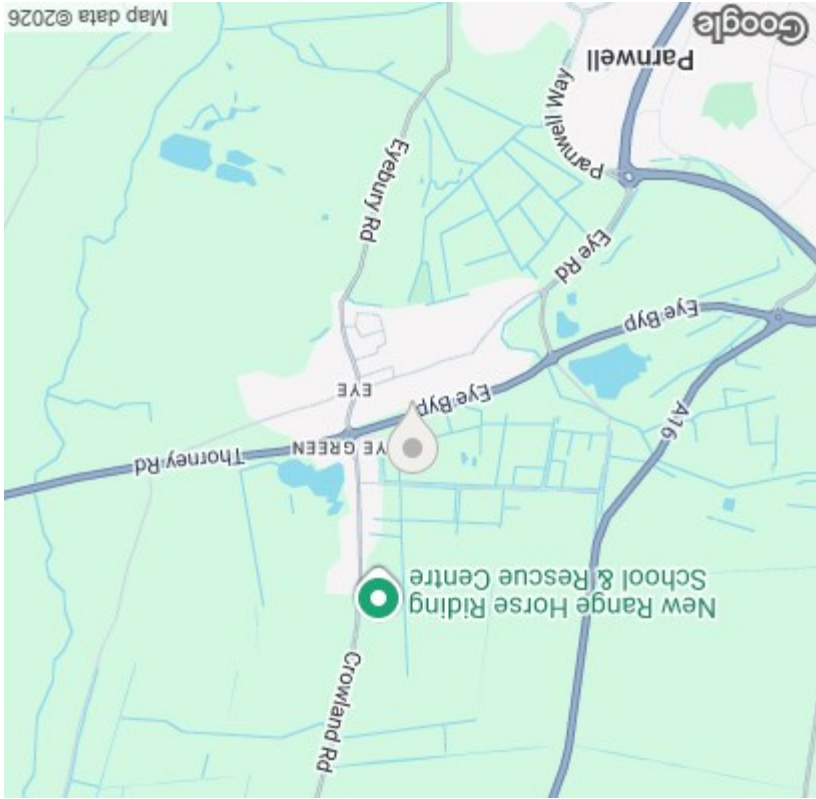
Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

Energy Efficiency Rating	
Current	Minimum
A (92-100)	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 (1-20)

Any energy efficient lower rating costs  
Any energy efficient higher rating costs

**Energy Efficiency Graph**



**Area Map**



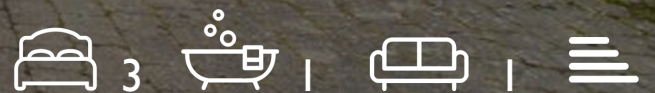
**Floor Plan**



Merevale Drive

Eye, Peterborough, PE6 7PZ

£240,000 - Freehold , Tax Band - B



## Merevale Drive

Eye, Peterborough, PE6 7PZ

Located in the popular village of Eye, just a short distance from Peterborough, this beautifully presented three-bedroom end-terrace home offers modern, move-in-ready accommodation throughout. Featuring a bright bay-fronted living room, stylish kitchen with French doors to the rear garden, downstairs cloakroom, three well-proportioned bedrooms, and a family bathroom, this property is perfectly suited to families and first-time buyers alike. Further benefits include an enclosed rear garden, garage en bloc, and an attractive communal green opposite. Early viewing is highly recommended.

Situated in the sought-after village of Eye, just two miles east of Peterborough, this beautifully presented end-terrace home on Merevale Drive offers stylish, move-in-ready accommodation ideal for families, first-time buyers, or investors alike. Private cul-de-sac with open green space views to the side. Immaculately maintained throughout, the property combines modern finishes with a warm and welcoming feel. The bright entrance hall leads into a spacious bay-fronted living room, enhanced by dual-aspect windows that flood the space with natural light. To the rear, the contemporary kitchen diner has been thoughtfully designed with both practicality and style in mind, featuring French doors opening directly onto the enclosed rear garden — perfect for entertaining and everyday family living. Just off the kitchen is a practical utility room providing additional storage and laundry space, while a modern ground floor cloakroom completes the accommodation on this level. Upstairs, the property offers three generously sized bedrooms, all accessed from a spacious landing, along with an immaculate stylish and well-appointed family bathroom. Externally, the home continues to impress with a private enclosed rear garden and the added benefit of a garage en bloc providing secure parking and useful storage. Opposite the property, residents can enjoy an attractive communal green space with mature planting, creating a pleasant open outlook and a wonderful sense of community.

This turn-key home is ready for immediate occupation. Early viewing is highly recommended to fully appreciate the quality, location, and lifestyle on offer.

**Entrance Hall**  
1.19 x 1.18 (3'10" x 3'10")

**Living Room**  
2.86 x 5.48 (9'4" x 17'11")

**Diner**  
4.04 x 2.72 (13'3" x 8'11")

**Kitchen**  
2.29 x 2.65 (7'6" x 8'8")

**Utility Room**  
1.67 x 1.68 (5'5" x 5'6")

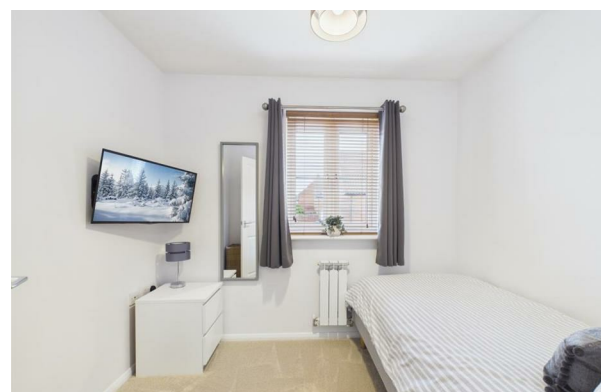
**WC**  
1.67 x 0.89 (5'5" x 2'11")

**Landing**  
2.77 x 1.39 (9'1" x 4'6")

**Master Bedroom**  
2.93 x 3.67 (9'7" x 12'0")

**Bathroom**  
1.99 x 1.73 (6'6" x 5'8")

**Bedroom Two**  
3.11 x 2.73 (10'2" x 8'11")



**Bedroom Three**  
2.14 x 2.65 (7'0" x 8'8")

**EPC - Awaiting**

**Tenure - Freehold**

There is a community Green Space Charge payable, current figure is £340 per annum.

### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Level Access, Wide Doorways  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: Yes  
Registered easements: Not Known  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private, Garage En Bloc, Allocated Parking Space  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 5500Mbps  
Mobile Coverage: O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

