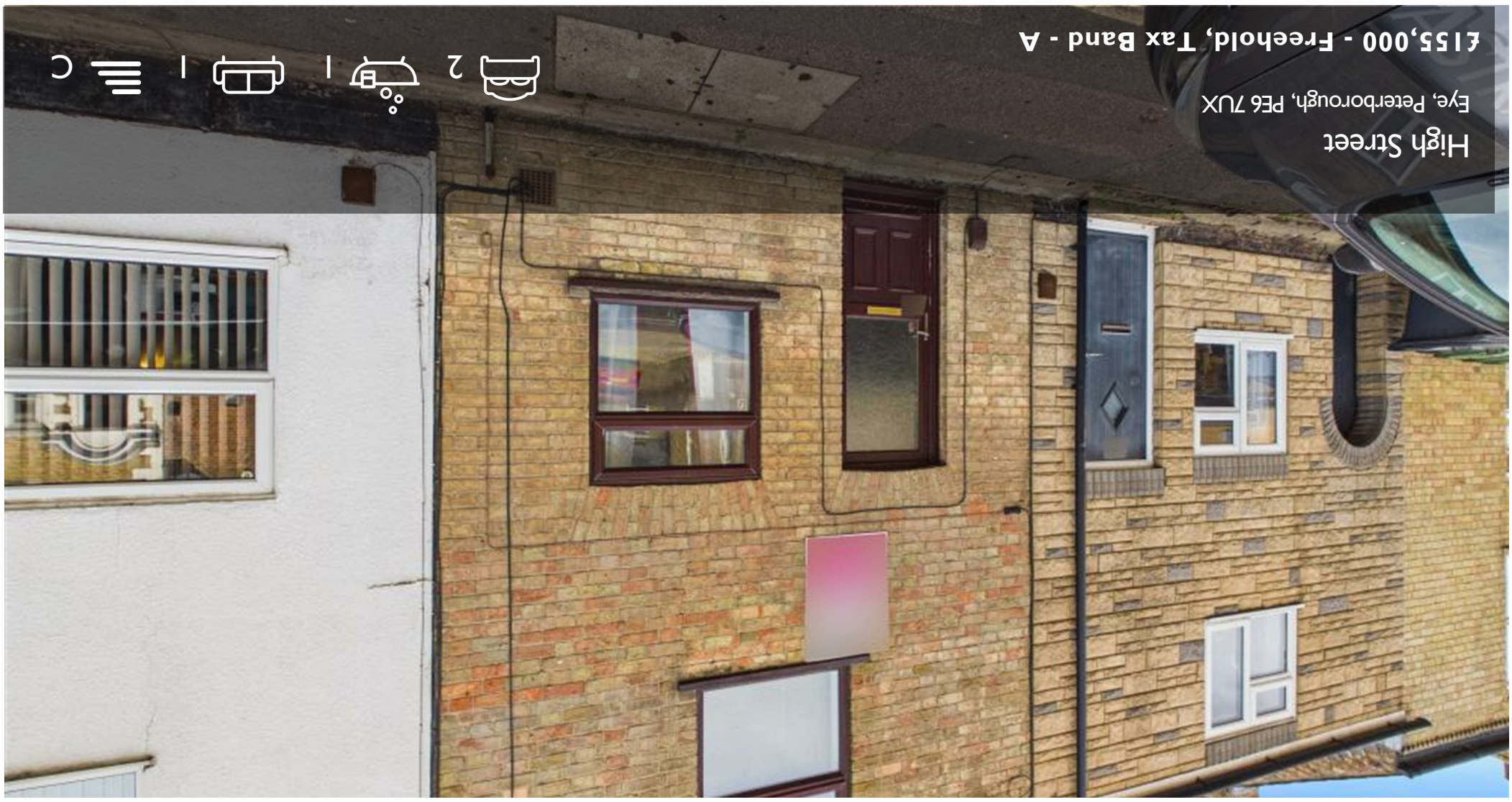


High Street

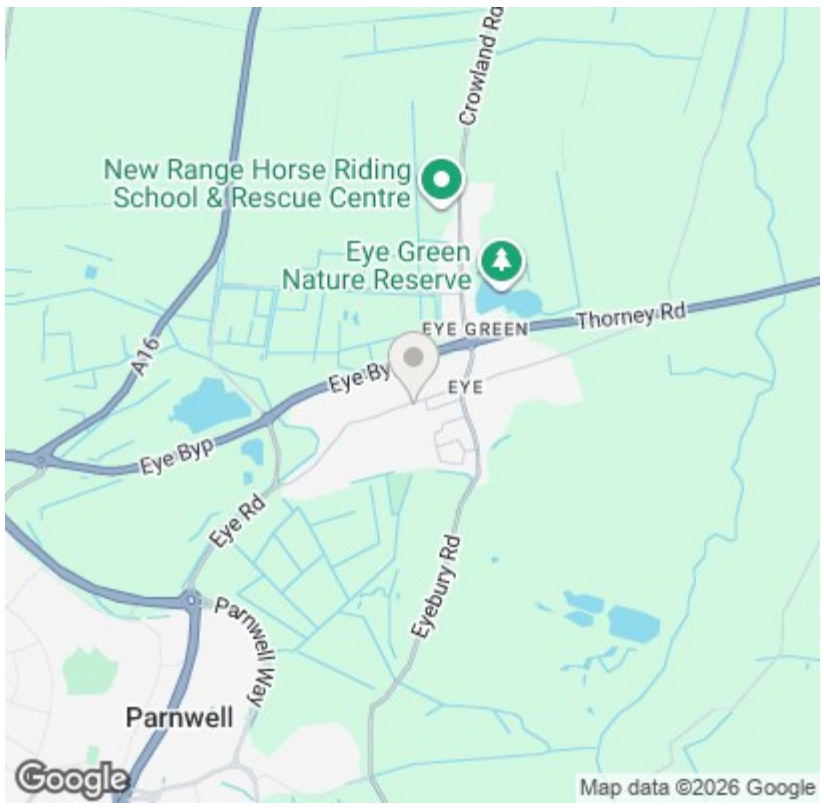
Eye, Peterborough, PE6 7UX

£155,000 - Freehold, Tax Band - A

2 | 1 | 1 | C

Floor Plan

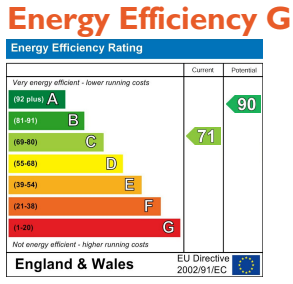
Area Map



Viewing

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.

Energy Efficiency Graph



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 guarantee. 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 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 licencing 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.

High Street

Eye, Peterborough, PE6 7UX

Situated along High Street in the sought-after village of Eye, on the outskirts of Peterborough, this well presented mid terraced cottage offers comfortable, characterful living close to local amenities. Arranged over two floors with a spacious lounge diner, kitchen, utility room, two bedrooms and a generously sized bathroom, it also benefits from an enclosed rear garden and is offered for sale with no forward chain, making it an ideal opportunity for first-time buyers, downsizers and investors alike.

Nestled along High Street in the ever-popular village of Eye, on the outskirts of Peterborough, this well presented mid terraced cottage offers charming, comfortable living in a convenient setting, close to local amenities. Stepping in from the street, you enter directly into a generous lounge diner, a bright and welcoming space with a front-facing window and ample room for both lounge and dining furniture, making it ideal for relaxing and entertaining alike. To the rear, a hallway leads through to the kitchen, which is fitted with a range of units, an inset hob and a sink positioned beneath a window, while a staircase rises to the first floor. Beyond the kitchen, the practical utility room provides additional space for appliances and storage, with a rear door giving access outside, and a convenient downstairs WC completes the ground floor accommodation. Upstairs, the landing gives access to two well-proportioned bedrooms, with the master bedroom enjoying a front-facing aspect and a pleasant, light feel, while the second bedroom is a versatile space that would suit a child's room, guest room or home office. The bathroom is generously sized and thoughtfully arranged, featuring a panelled bath, a separate shower enclosure and a wash basin, offering a high degree of comfort and flexibility for a property of this size. Outside, the property benefits from an enclosed rear garden, providing a private and secure space for outdoor dining, gardening or play. Offered for sale with no forward chain, this delightful cottage would make an excellent first purchase, a downsizer's retreat or an attractive investment, and early viewing is highly recommended to appreciate everything on offer.

Lounge Diner
5.30 x 3.60 (17'4" x 11'9")

Hallway
2.72 x 1.07 (8'11" x 3'6")

Kitchen
2.67 x 2.34 (8'9" x 7'8")

Utility Room
1.66 x 2.82 (5'5" x 9'3")

WC
1.66 x 0.75 (5'5" x 2'5")

Landing
2.48 x 1.52 (8'1" x 4'11")

Master Bedroom
2.70 x 3.30 (8'10" x 10'9")

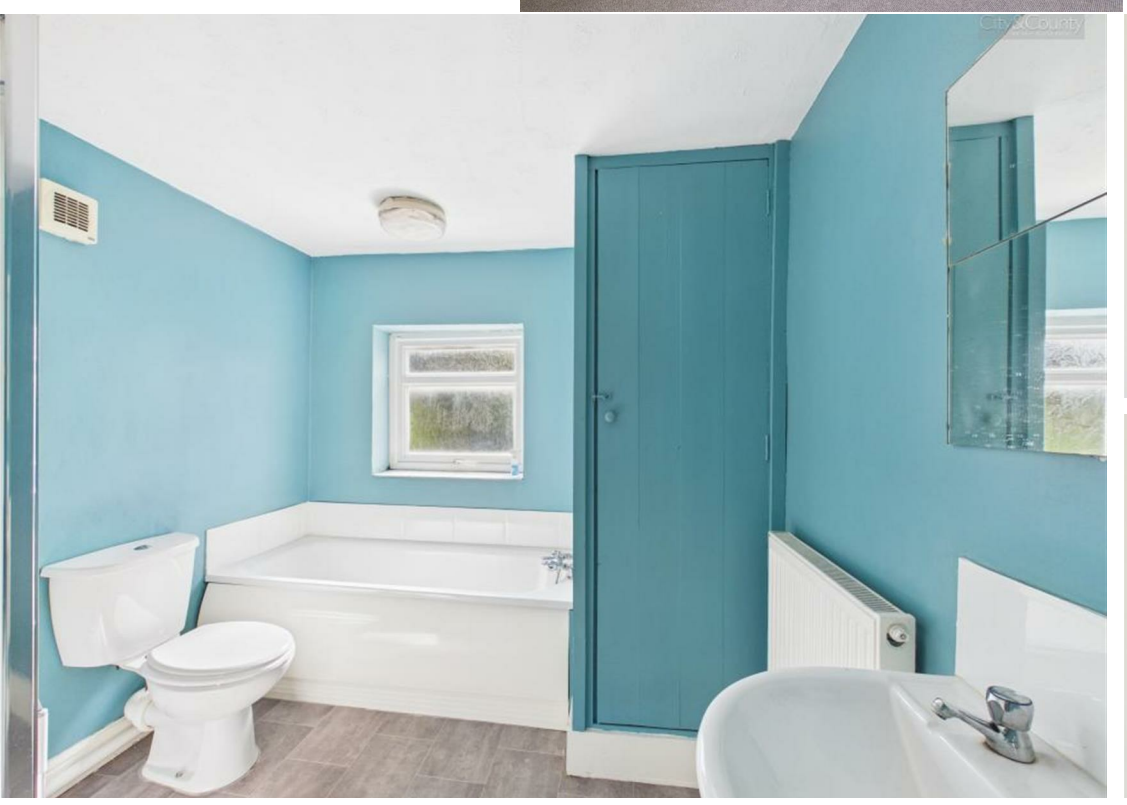
Bedroom Two
2.49 x 2.00 (8'2" x 6'6")

Bathroom
2.68 x 2.38 (8'9" x 7'9")

EPC - C
71/90

Tenure - Freehold

IMPORTANT LEGAL INFORMATION



Construction: Standard
Accessibility / Adaptations: None
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: Yes
Right of way private: Yes
Registered easements: Yes
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Street Parking Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, 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.