

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 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
Calculators reference the DECS 99/5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.
(1) Excluding balconies and terraces

Energy Efficiency Graph



Area Map

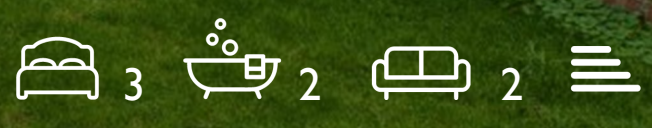


Floor Plan



Peterborough Road
Eye, Peterborough, PE6 7YB

£259,995 - Freehold , Tax Band - D



Peterborough Road

Eye, Peterborough, PE6 7YB

Situated in the popular village of Eye, Peterborough, this extended 1930s detached home offers spacious and flexible family accommodation. The ground floor includes a bay-fronted living room, open-plan dining/family area, modern kitchen, contemporary bathroom and a versatile fourth bedroom. Upstairs are three bedrooms and a stylish shower room. Outside features a driveway, garage and private rear garden. Close to village amenities and Arthur Mellows Village Academy, the property is offered with no forward chain.

Situated within the popular village of Eye, Peterborough, this attractive extended 1930s detached family home offers a wonderful blend of period character and modern living. Boasting an appealing bay-fronted façade, the property provides generous and flexible accommodation throughout.

The welcoming entrance hall leads to a bright and spacious bay-fronted living room which flows seamlessly into an open dining and family area, ideal for both everyday living and entertaining. The modern fitted galley kitchen is well-appointed and practical, while the ground floor also benefits from a contemporary bathroom. A rear extension currently utilised as a fourth bedroom offers excellent versatility and could suit a variety of uses. To the first floor are three well-proportioned bedrooms, complemented by a stylish shower room. Externally, the property features a driveway providing off-road parking and access to a single garage. The enclosed rear garden offers a private outdoor space with a patio area, perfect for relaxing or entertaining.

Ideally located close to local village amenities and within the catchment area for the highly regarded Arthur Mellows Village Academy, this home is particularly well suited to families. Offered for sale with no forward chain, early viewing is highly recommended to fully appreciate all that this charming property has to offer.

Entrance Hall
4.20 x 1.78 (13'9" x 5'10")

Kitchen
3.88 x 2.07 (12'8" x 6'9")

Living Room
3.59 x 3.65 (11'9" x 11'11")

Dining Room
3.63 x 3.30 (11'10" x 10'9")

Family Room/Bedroom Four
4.05 x 2.76 (13'3" x 9'0")

Hallway
0.89 x 2.65 (2'11" x 8'8")

Bathroom
1.82 x 2.65 (5'11" x 8'8")

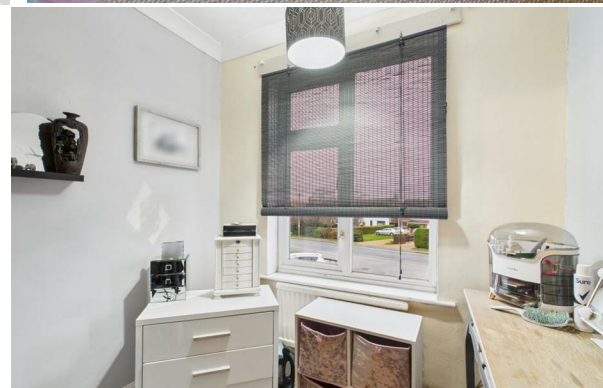
Landing
3.15 x 1.82 (10'4" x 5'11")

Master Bedroom
4.23 x 2.79 (13'10" x 9'1")

Bedroom Two
3.66 x 3.66 (12'0" x 12'0")

Shower Room
1.81 x 1.76 (5'11" x 5'9")

Bedroom Three
2.15 x 2.15 (7'0" x 7'0")



EPC - D
59/85

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
 Accessibility / Adaptations: Lateral Living
 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: 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: No
 Registered easements: No
 Shared driveway: Yes
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Single Garage, Driveway Private
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Fixed Wireless
 Internet Speed: up to 1000Mbps
 Mobile Coverage: O2 - Excellent, Three - Great, Vodafone - Excellent

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.

