



- ENTRANCE PORCH
- LIVING ROOM
- KITCHEN DINER
- FIRST FLOOR LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- FAMILY BATHROOM
- GARAGE



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**Chancery Lane**  
Eye, Peterborough, PE6 7YF  
Offers In Excess Of £230,000





## Chancery Lane Eye, Peterborough PE6 7YF

Tucked away in a quiet cul-de-sac in the popular village of Eye, this well-presented three-bedroom home offers spacious living, a private garden, ample parking, and a garage—ideal for families and first-time buyers.

- POPULAR VILLAGE LOCATION
- SITUATED IN A QUIET CUL-DE-SAC
- THREE BEDROOMS
- PRIVATE GARDEN AREA WITH LAWN AND PATIO SPACE
- BLOCK PAVED PARKING FOR 3/4 VEHICLES WITH SINGLE GARAGE
- STYLISH KITCHEN DINER
- MODERN THREE PIECE FAMILY BATHROOM
- IDEAL FOR FIRST TIME BUYERS AND FAMILIES
- GOOD TRAVEL LINKS AND LOCAL AMENITIES IN THE VILLAGE
- POPULAR SCHOOL CATCHMENTS

Viewings: By appointment  
Offers In Excess Of £230,000

**ENTRANCE PORCH**  
UPVC door to front, fitted carpet, store cupboard, door to living room:

**LIVING ROOM**  
14'9" x 13'9"  
UPVC double glazed window to front, fitted carpet, radiator, stairs to first floor, open to kitchen diner:

**KITCHEN DINER**  
14'9" x 9'2"  
UPVC double glazed window x2 and uPVC single door to rear leading to the garden. The kitchen is fitted with a matching range of base and eye level units with fitted worktops, splash back tile surround, built in electric oven, fitted four ring hob, fitted extractor fan, fitted sink drainer, space for appliances, room for dining furniture, radiator.

**FIRST FLOOR LANDING**  
Fitted carpet, loft access, access to bedrooms 1, 2, 3 and bathroom.

**BEDROOM 1**  
8'10" x 8'2"  
UPVC double glazed window to front, fitted carpet, radiator, fitted double wardrobe and drawers.

**BEDROOM 2**  
9'2" x 7'10"  
UPVC double glazed window to rear, fitted carpet, radiator, fitted double wardrobe and drawers.

**BEDROOM 3**  
7'7" x 6'3"  
UPVC double glazed window to front, fitted carpet, radiator.

**FAMILY BATHROOM**  
Obscure uPVC double glazed window to rear, three piece suite with WC, wash hand basin in vanity unit, bath with fitted shower over and shower screen, splashback tiles, towel rail radiator.



**OUTSIDE**  
Set back from the road, the property benefits from ample off-road parking via a generous block-paved driveway, which extends down the side of the house to a single garage.  
The rear garden is private and not overlooked, offering a quiet retreat. A patio area sits just off the back of the house, providing space for garden furniture and a BBQ. A side gate leads conveniently to the driveway and garage. The remainder of the garden is raised and laid to lawn, with additional seating areas under a lean-to, a timber shed for extra storage.

**LOCATION**  
The village of Eye is well-connected, with excellent transport links into Peterborough and surrounding areas. It offers a friendly community atmosphere, countryside surroundings, a GP surgery, local pubs and restaurants, a selection of shops, and access to reputable schools.

**TENURE**  
Freehold.

**SERVICES**  
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

**MARKETING INFORMATION**  
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.  
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.  
None of the appliances, services or equipment described or shown have been tested.

**INVESTMENT INFORMATION**  
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC