



ENTRANCE HALL

BEDROOM 1

BEDROOM 2

OPEN PLAN LIVING/DINING ROOM

KITCHEN

BATHROOM



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Deerhurst Way
Eye, Peterborough, PE6 7XD
£230,000



**Deerhurst Way
Eye, Peterborough
PE6 7XD**

This detached bungalow in the popular village of Eye offers great potential for modernisation. With two bedrooms, an L-shaped lounge/diner (potential for a third bedroom), kitchen, bathroom, and garage, it's ideal for those looking to create their own home.

- NO FORWARD CHAIN
- DETACHED BUNGALOW
- OPEN LIVING/DINING ROOM
- PRIVATE REAR GARDEN
- PARKING AND GARAGE
- IN NEED OF MODERNISATION
- POPULAR VILLAGE LOCATION
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CALL OUR SALES TEAM FOR MORE INFORMATION

Viewings: By appointment
£230,000

ENTRANCE HALL

Door to front, access to all rooms:

BEDROOM 1

11'9" x 11'1"

UPVC double glazed window to front, radiator.

BEDROOM 2

8'10" x 11"

UPVC double glazed window to front, radiator.

OPEN PLAN LIVING/DINING ROOM

18'9" max x 17'4" max

UPVC double glazed window and sliding doors to rear, radiator.

KITCHEN

11'3" x 10"

Door and window to rear, fitted sink drainer, space for appliances.

BATHROOM

6'7" x 6'1"

Obscure window to side, three-piece suite with bath, sink and WC.

OUTSIDE

Gravelled front, off road parking, driveway to side leading to a single garage with up and over door to front. Enclosed rear garden.

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 | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 76 |
| | 56 | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | |

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