



68 Peterborough Road

Eye PE6 7YB

£250,000



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Located on the edge of the ever popular and sought after village of Eye, this established semi detached house has recently had a new gas radiator heating system installed. Attractively presented the property has easy access to Peterborough's orbital road system, the A47 and the numerous amenities offered by the location.

Overlooking grazing land to the rear, the accommodation comprises; Entrance Hall with the stairs to the first floor Landing, bay window Lounge and good size Dining Room with a fitted wood burner feature. The well appointed Kitchen leads to a rear Lobby and attractive Bathroom.

The Landing leads to two double bedrooms and a third off the second, which could easily be separated from the 2nd Bedroom.

Outside, to the front of the property is ample off road parking with a fitted EV point and gates through to a single Garage (restricted access) the rear Garden over looks over an open field.

Viewing is strongly recommended

Tenure freehold

Council tax B

Agents note. The EPC reading for this property was taken before the new central heating system was installed.





Entrance Hall
Stairs to the first floor Landing, doors to

Lounge
11'11" max x 9'10" min + bay window
(3.65m max x 3.01m min + bay window)
Period fireplace feature, bay window to the front.

Dining Room
11'11" x 9'10" (3.65m x 3.02m)
Fitted wood burner, storage cupboard, PVCu French doors to side garden, opening to

Kitchen
11'4" x 6'5" (3.47m x 1.98m)
Numerous base and eye level kitchen units with underlighting, plumbing for a washing machine, door to

Rear Lobby
Door to rear garden, storage alcove.

Bathroom
Three piece suite with custom Bath, shower above. vanity hand wash basin, close couple W.C.

Landing
Doors to
Bedroom 1
10'11" x 7'10" min (3.34m x 2.40m min)
Fitted wardrobes with mirror doors and additional storage alcove, bay window to the front,

Bedroom 2
12'0" x 9'9" (3.67m x 2.98m)
Easily made separate, door to

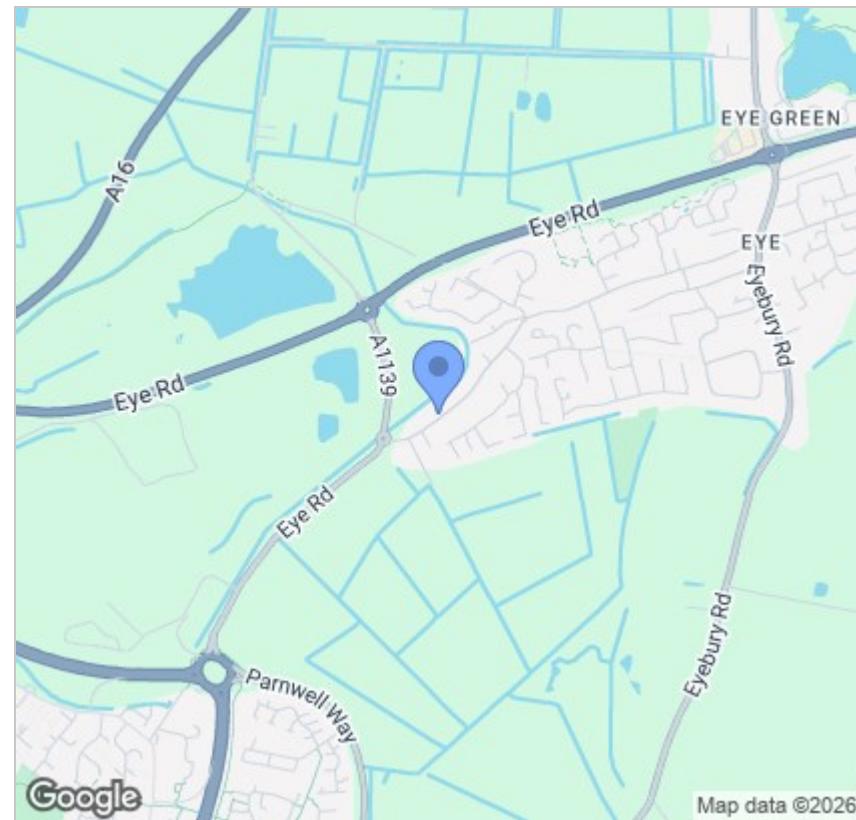
Bedroom 3
7'0" x 7'0" (2.14m x 2.15m)
Window overlooking open grazing land.

Outside
To the front of the property is a good size garden allowing off road parking for several vehicles with a fitted EV point, gated access leads to a single garage (restricted access) and an enclosed rear Garden.

Floor Plan



Area Map



Energy Efficiency Graph

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			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) 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			
EU Directive 2002/91/EC			

Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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