

Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Guildborough Road, Eye, Peterborough, PE6 7QQ

Price £156,000

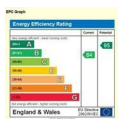
Leasehold - Share of Freehold

IDEAL FIRST TIME PURCHASE* *60% SHARED OWNERSHIP* *VILLAGE LOCATION

Regal Park are pleased to offer this 60% Shared Ownership opportunity to First Time Buyers. The property is a 3 Bedroom Semi Detached House situated in a popular village location, close to local amenities and within easy access to A47. The property comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, Utility Room. The first floor has the Master Bedroom with En-Suite, 2 further Bedrooms and a Bathroom.

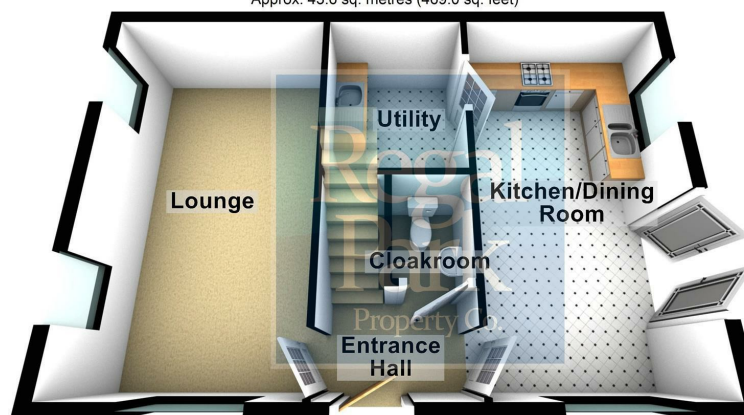
There is a Driveway providing off road parking and enclosed rear garden. Viewings Highly Recommended.

EPC: B



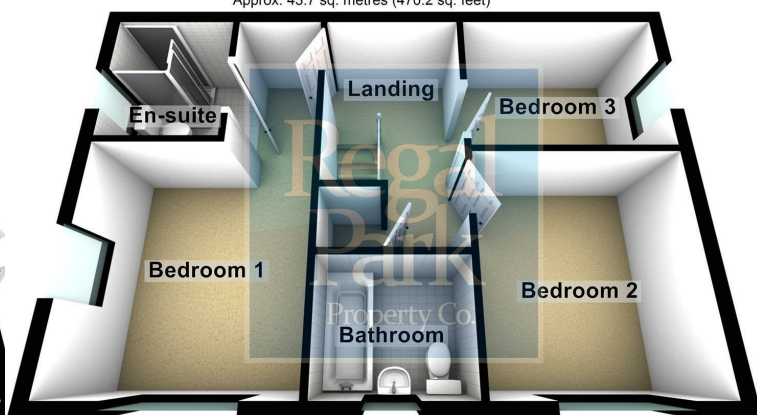
Ground Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 87.3 sq. metres (939.2 sq. feet)

Entrance Hall

Radiator, laminate flooring, stairs, door to:

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator, vinyl flooring.

Lounge

17'8" x 10'1" (5.38m x 3.08m)

Two uPVC double glazed windows to side, uPVC double glazed window to front, radiator, fitted carpet, telephone point, TV point.

Kitchen/Dining Room

17'6" x 9'5" (5.33m x 2.86m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed window to front, double radiator, vinyl flooring, telephone point, uPVC double glazed french double doors to garden, door to:

Utility

8'2" x 6'6" (2.49m x 1.98m)

Fitted with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, vinyl flooring.

Stairs and Landing

Radiator, fitted carpet, access to loft, over-stairs storage cupboard, door to:

Bedroom 1

17'8" x 10'2" max (5.38m x 3.10m max)

UPVC double glazed window to side, uPVC double glazed window to front, radiator, fitted carpet, door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled double shower cubicle with fitted electric shower over and close coupled WC, uPVC obscure double glazed window to side, heated towel rail, vinyl flooring.

Bedroom 2

10'5" x 9'5" (3.18m x 2.86m)

UPVC double glazed window to front, radiator, fitted carpet.

Bedroom 3

6'11" x 9'4" (2.11m x 2.84m)

UPVC double glazed window to side, radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, uPVC obscure double glazed window to front, radiator, vinyl flooring.

Outside

There is a Driveway to the side providing off road parking for 2 cars. The rear garden has a patio area, decking area, lawn area, outside tap, outside lighting, outside power socket, timber shed, gated rear access.

Shared Ownership Information

Lease Term: 99 years from 12/10/2020

Remaining Rent for 40% share: £263.75 per month

Buildings Insurance: £9.68 per month

Management Fee: £25.95 per month

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.