



£320,000
Eyebury Road, EYE, Peterborough PE6



 3
Bedrooms

 2
Bathrooms

Pinnacle House, Newark Road | Sales@edward-stuart.co.uk

01733 942000



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Sitting on approx a 1/3 of an acre (Subject to survey) is this well presented 3 bedroom home with AMPLE PARKING and MANY PERIOD FEATURES including high ceilings and fireplaces.

The property has been modernised recently with a re-fitted kitchen. The accomodation comprises of an Entrance Hall with stairs to the first floor and access to the dual aspect Lounge/Diner area with storage and access to the refitted Kitchen, Conservatory, Utility Room and WC

The first floor has 3 bedrooms and the family bathroom.

There is gated access opening into the driveway providing extensive parking and access to the gardens which are mainly laid to lawn with matures shrubs, fruit trees and storage

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Entrance Hall

With stairs to the first floor and door to

Dining Room 11' 11" x 11' 11" (3.63m x 3.63m)

With UPVC window to the side and window to the rear and radiator. Fireplace and storage

Lounge 12' x 11' 11" (3.66m x 3.63m)

With Bay UPVC window to the front, UPVC window to the side and radiator. Fireplace

Kitchen 11' 11" x 8' 11" (3.63m x 2.72m)

Fitted base and wall units with wokrtops and sink. Built in double oven, hob and extractor fan. Part tiled walls and open plan to

Conservatory 17' x 8' 10" (5.18m x 2.69m)

With UPVC windows and doors, polycarbonate roof and radiator

Utility Room 8' 11" x 5' 10" (2.72m x 1.78m)

Space for appliances,

WC

With WC and wash hand basin. UPVC window to the rear

First floor

With doors to all rooms

Bedroom 1 15' 5" x 12' (4.70m x 3.66m)

With UPVC window to the front and radiator

Bedroom 2 11' 11" x 8' 11" (3.63m x 2.72m)

With UPVC window to the rear and radiator

Bedroom 3 8' 8" x 5' 5" (2.64m x 1.65m)

With UPVC window to the side and radiator

Bathroom

Fitted with WC, Wash hand basin and L-Shape bath with shower and screen. Part tiled walls and UPVC window to the rear. Radiator

Outside

There are double gates at the front of the home leading to the extensive parking. Gated access through to the lawn area with mature trees, shrubs and borders.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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