



Offers in excess of £260,000
Bath Road, EYE, Peterborough PE6



 4
Bedrooms

 2
Bathrooms

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**** GUIDE PRICE £260.000 - £280.000 ****

4 BEDROOM HOME // PARKING FOR 3 CARS // SOUTH FACING REAR GARDEN

This modern home is located in the popular village of EYE and has an Entrance Hall with stairs to the first floor and doors to the Dining Room, Lounge with double doors to the rear garden and the KITCHEN/BREAKFAST Room which also has a separate Utility Room and the WC

The first floor has 4 bedrooms and the family bathroom. Bedroom 1 also has an ensuite shower room. The rear garden is fully enclosed and mainly laid to lawn

Outside the property boasts a SOUTH FACING garden mainly laid to

lawn with a patio area, to the front this family home offers 3 allocated parking spaces.

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Entrance Hall

Doors to all rooms;

Dining Room *3.14m x 2.71m (10' 4" x 8' 11")*

UPVC double glazed window, radiator, panelled wall design.

Kitchen/Breakfast Room *4.36m x 2.59m (14' 4" x 8' 6")*

Fitted with a matching range of wall and base units with QUARTZ worktops, built in breakfast bar, stainless steel sink with mixer tap, space for fridge freezer & electric oven, four ring gas hob with extractor hood over, integrated dishwasher, tiled floor, radiator, UPVC double glazed window to front.

Utility

Fitted with a matching range of wall and base units with workspace over, plumbing for washing machine and space for tumble drier, tiled flooring, door to;

WC

UPVC opaque double glazed window, hand wash basin, WC, radiator.

Lounge *3.25m x 4.62m (10' 8" x 15' 2")*

UPVC double glazed windows and french doors to the rear, radiator.

First Floor Landing

Airing cupboard, loft access, doors to all rooms;

Bedroom 1 *2.92m x 2.71m (9' 7" x 8' 11")*

UPVC double glazed window, radiator, built in wardrobes, storage cupboard, door to ensuite;

Ensuite

UPVC opaque double glazed window, refitted suite comprising, tiled shower cubicle, hand wash basin, WC and heated towel rail.

Bedroom 2 2.92m x 2.61m (9' 7" x 8' 7")

UPVC double glazed window to front, radiator, built in double wardrobe.

Bedroom 3 2.69m x 2.66m (8' 10" x 8' 9")

UPVC double glazed window, radiator.

Bedroom 4 2.66m x 2.43m (8' 9" x 8')

UPVC double glazed window, radiator.

Family Bathroom

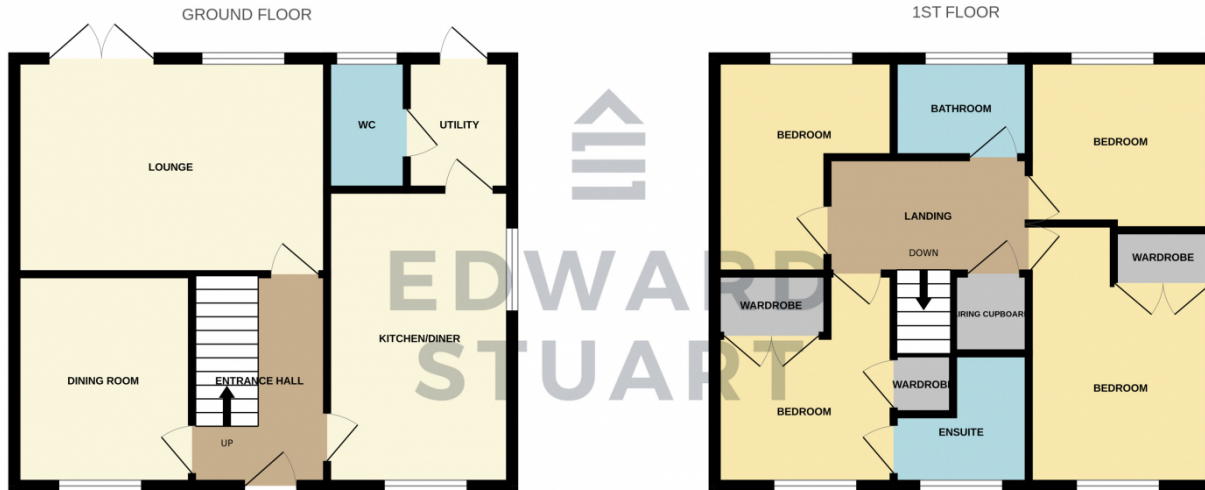
UPVC opaque double glazed window, Refitted partially tiled suite comprising panelled bath with showerhead over, hand wash basin, WC, radiator.

Outside

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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