

Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales	
Energy Rating	Approximate energy cost per kWh
A	127 p/kWh
B	131 p/kWh
C	136 p/kWh
D	142 p/kWh
E	149 p/kWh
F	157 p/kWh
G	166 p/kWh

Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



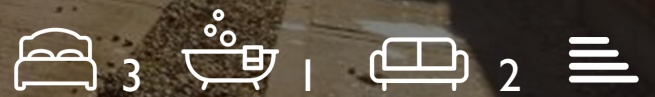
Area Map



Floor Plan



31 Northam Close
 Eye, Peterborough, PE6 7TS
Guide Price £235,000



31 Northam Close

Eye, Peterborough, PE6 7TS

GUIDE PRICE £235,000 - £240,000

We are delighted to offer for sale this greatly improved home in the village of Eye Green, just on the outskirts of the city of Peterborough. There are many local amenities within walking distance, as well as being situated along the Spalding to Peterborough bus route.

The property benefits from off road parking to the front and side, for up to three vehicles. Internally you are greeted by an entrance hallway, leading through into a dining room and separate living room, there is also a good degree of versatility with these spaces and could be set up to however a prospective purchaser wishes. The kitchen is accessed through a partially glazed internal door from the living room, and is fitted with a range of base and eye level units, as well as having an integrated cooker and tiled flooring. From here a rear lobby leads through to a recently fitted three-piece shower room with a large walk in shower unit, and an obscure glazed window to the rear elevation. To the first floor there are three generous sized bedrooms which are all carpeted and presented to a very good standard. Externally to the rear there is a good sized rear garden, with a patio area at the bottom with outdoor sockets installed. There is also a workshop which has also been partially divided to create an external utility room, which also has power connected, and its own consumer unit separate from the main house. We would also like to note that the property benefits from a new Worcester Bosch Combi boiler fitted two years ago, and still under manufacturers warranty, CCTV system, superfast fibre broadband, and both front and rear external doors were recently replaced. Early viewings advised.



Entrance Hall

4'7" x 3'6"

Dining Room

9'4" x 12'9"

Living Room

13'5" x 16'0"

Kitchen

8'2" x 9'4"

Rear Lobby

2'7" x 3'5"

Bathroom

6'1" x 9'4"

Landing

3'1" x 5'3"

Master Bedroom

10'7" x 12'9"

Bedroom Two

12'0" x 7'8"

Bedroom Three

8'11" x 7'11"

EPC - Awaiting

Tenure - Freehold