

9 Back Lane

Eye, Peterborough, PE6 7TA

£190,000



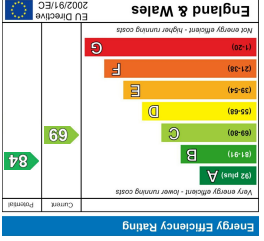
Floor Plan



Viewing

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.

Energy Efficiency Graph



Disclaimer: 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 the signing of contracts.

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**\*NO FORWARD CHAIN\***

A conveniently located semi-detached home in the popular village of Eye, with many local amenities within walking distance, such as a variety of food outlets, Co-Op supermarket, public house, and doctors surgery, as well as offering easy access to the City Centre via car or regular buses. The property requires a scheme of renovation works after recently becoming vacant following a long period of tenancy.

Hosting internally three bedrooms, a family bathroom, living room, and a kitchen with integrated cooker, and a conservatory. There is a front garden which offers potential to turn into off street parking like neighbouring properties, subject to obtaining relevant permission for a dropped kerb. To the rear the garden is mainly laid to lawn and would also benefit from some tidying up. We would like to note that the boiler has recently been replaced to a gas combi system.

### Entrance Hall

4'3" x 3'4"

### Bathroom

8'7" x 5'4"

### Living Room

13'9" x 11'10"

### Understairs Storage

7'3" x 2'5"

### Kitchen

8'0" x 14'10"

### Conservatory

7'10" x 10'0"



**Storage Cupboard**  
3'1" x 4'6"

**WC**  
3'1" x 4'7"

**Landing**  
3'1" x 4'5"

**Master Bedroom**  
10'2" x 12'5"

**Bedroom Two**  
11'6" x 7'5"

**Bedroom Three**  
7'10" x 7'1"

**EPC - C**  
69/84

**Tenure - Freehold**

**IMPORTANT LEGAL  
INFORMATION  
AWAITING CONFIRMATION**

