

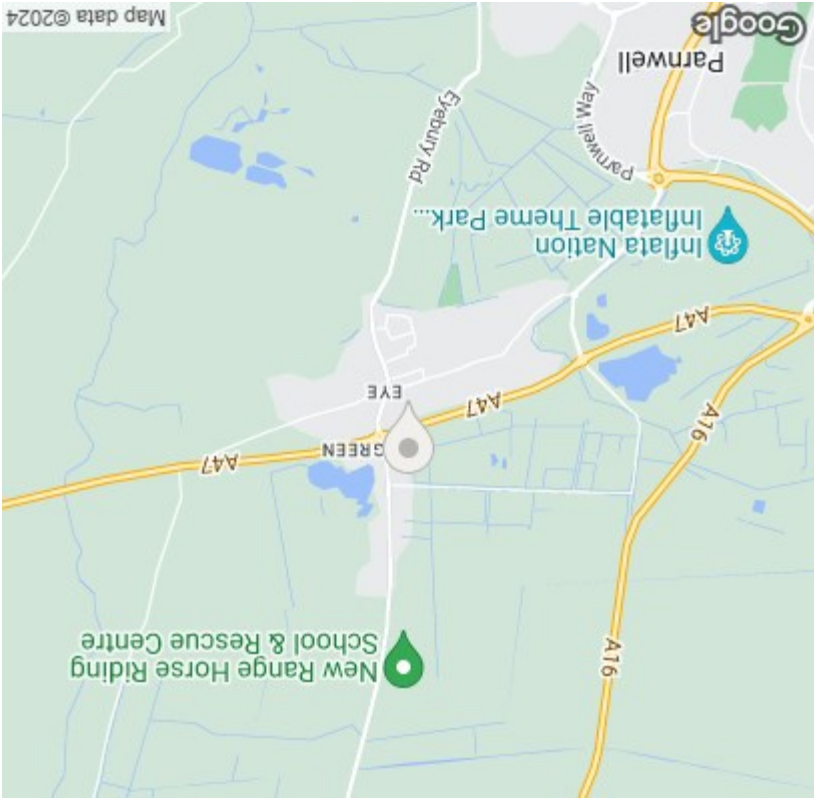
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 annual energy costs
A	£127 (95%)
B	£151 (93%)
C	£169 (91%)
D	£194 (89%)
E	£214 (87%)
F	£231 (85%)
G	£265 (82%)

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



52 Bath Road  
Eye, Peterborough, PE6 7PY

£375,000 - Freehold , Tax Band - E





## 52 Bath Road

Eye, Peterborough, PE6 7PY

City and County are pleased to offer for sale this immaculately presented and modern home in the popular village of Eye, in close proximity to the City of Peterborough offering easy access via public transport and road links. Eye offers a variety of local amenities within walking distance, including a selection of food outlets, a Co-operative supermarket, two restaurants and a popular public house.

This substantial detached property comprises internally of an entrance hallway, downstairs cloakroom, a bay fronted living room, large kitchen/diner with a range of base and eye level units, partially tiled flooring, as well as fully integrated appliances. The kitchen/diner also features two sets of French doors offering access to the rear garden, as well as a utility room with plumbing for a washing machine and a door to the driveway at the side of the house. The first floor is accessed via a switchback staircase with stylish glass balustrades, giving a light and modern feel to the landing area. From here there are four double bedrooms, with an en-suite to the master, as well as built in wardrobes to the master and second bedroom. There is also a well presented four-piece family bathroom, with upgraded shower unit and Karndean flooring in a tiled pattern. Externally there is a rear garden offering a great degree of privacy, patio area and a timber shed. The garage has been partially converted to offer a work from home space in the rear half, whilst still having ample storage space to the front half accessed via the up and over door. Early viewings advised.

**Entrance Hall**  
15'8" x 5'1"

**WC**  
3'4" x 5'6"

**Living Room**  
16'2" x 12'0"

**Kitchen**  
11'2" x 12'0"

**Dining Area**  
9'11" x 16'7"

**Utility Room**  
5'6" x 6'3"

**Landing**  
9'10" x 3'0"

**Master Bedroom**  
12'1" x 12'0"

**En-Suite To Master Bedroom**  
4'11" x 8'5"

**Bedroom Two**  
9'0" x 12'0"

**Bathroom**  
8'1" x 7'7"

**Bedroom Three**  
9'8" x 11'0"

**Bedroom Four**  
7'0" x 12'0"

**Office**  
7'7" x 7'11"



**Garage**  
8'9" x 8'8"

**EPC - Awaiting**

**Tenure - Freehold**  
There is a community green space charge, current figure is £318 per annum.

**IMPORTANT LEGAL INFORMATION**  
Material Information

Property construction: Standard form  
Community Green Space Charge: £318 per annum  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features:  
Broadband: up to 1000Mbps  
Mobile coverage: O2 - Great, Vodafone - Great

Parking: Garage, Driveway, Off Street, Private  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level Access, Ramped Access, Wide Doorways  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: Instructed

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

