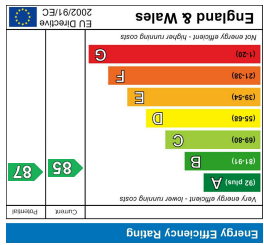
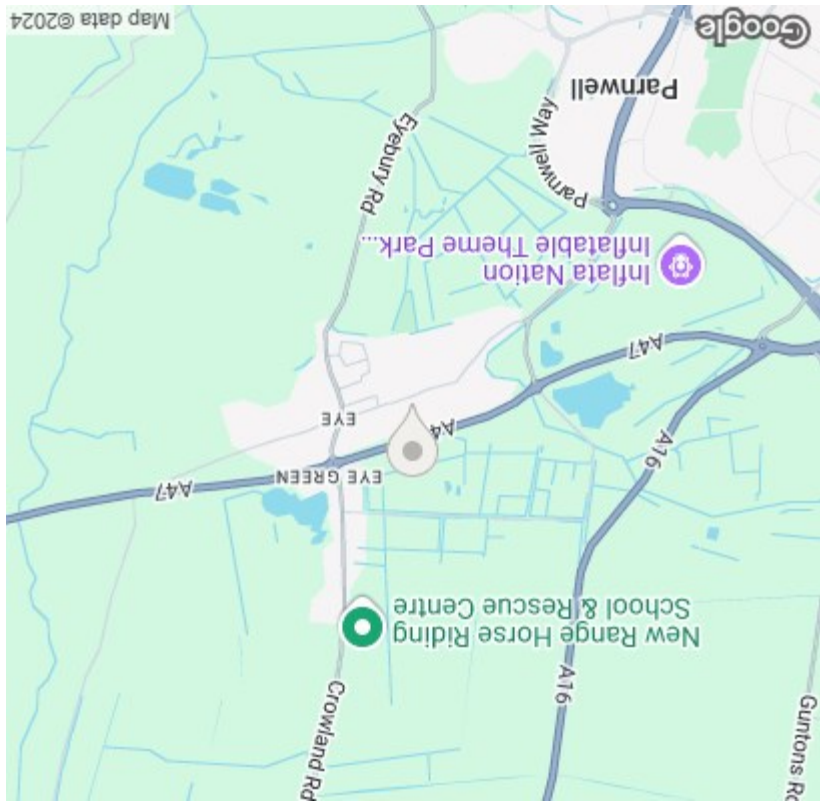


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>
 Disclaimers and specifications have 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.



Energy Efficiency Graph



Area Map



Floor Plan

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



Gold Street Mews
 Eye, Peterborough, PE6 7WA

£349,000 - Freehold , Tax Band - D



Gold Street Mews

Eye, Peterborough, PE6 7WA

City and County are delighted to present for sale this detached family home located on a PRIVATE GATED DEVELOPMENT, located in the village of Eye, approximately four miles from Peterborough. A bespoke build with many individual and unique finishing touches.

Accommodation comprises an impressive entrance hall with luxury vinyl flooring, modern cloakroom, a luxury high gloss fitted kitchen/diner with integrated dishwasher, double oven ceramic hob and extractor, an 18ft living room also with luxury vinyl flooring, and a feature lantern roof and bi folding doors to the rear garden. Stairs to the first floor and landing leading to three bedrooms plus a modern family bathroom. Further stairs to the second floor and landing leading to the master bedroom and an luxury shower room. The rear garden is mainly laid to lawn with a patio area. Fitted solar panels to the rear (owned outright) electric gated vehicular access to a block paved driveway to the front leading to the oversized garage, with electric roller doors, perfect for potential conversion to an office or another reception room. No forward chain!

Entrance Hall
18'2" x 3'2"

WC
7'9" x 3'0"

Kitchen/Diner
18'1" x 9'1"

Living Room
18'1" x 15'9"

First Floor Landing
9'10" x 3'2"

Bedroom Two
14'5" x 9'3"

Bathroom
9'0" x 6'3"

Bedroom Three
12'8" x 8'8"

Bedroom Four
7'10" x 6'10"

Second Floor Landing
6'6" x 6'4"

Master Bedroom
9'2" x 12'8"

Bathroom
6'6" x 9'0"

Garage
19'11" x 10'0"

EPC - B
85/87

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: No
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No



Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: Yes
Lease restrictions: Not Known
Listed building: No
Permitted development: No
Holiday home rental: Not Known
Restrictive covenant: No
Business from property: Not Known
Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: No
Registered easements HMLR: No
Shared driveway: Yes
Loft access: No
Drain access: No
Other: Not Known
Parking: Communal Car Park Allocated Space, Driveway Private, Garage
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply, Solar Pv Panels
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

