



Westminster Gardens
Eye, Peterborough, PE6 7SP

Offers In The Region Of £325,000 - Freehold , Tax Band - C

3 2 2 C

Floor Plan



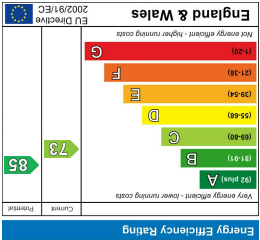
Area Map



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



Disclaimers: 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 guarantees. 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.

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/>

Westminster Gardens

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Nestled in the charming village of Eye, near Peterborough, this beautifully presented detached family home on Westminster Gardens is a true gem. Built in 1996 and situated in a private residential cul-de-sac, this property has been thoughtfully improved and extended, making it an ideal choice for modern family living.

As you approach the home, you are greeted by an enclosed front garden bordered by a dwarf hedge, with a welcoming footpath leading to the front porch. Upon entering, you will find a spacious entrance hall that sets the tone for the stylish and fresh decor throughout. The ground floor features two reception rooms, including a bay-fronted living room adorned with fitted louvre shutters, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the stunning fitted kitchen-dining area, which boasts high gloss units complemented by elegant work surfaces and a matching breakfast bar. This space is equipped with a fitted oven range, integrated dishwasher, and fridge freezer, making it perfect for culinary enthusiasts. Bi-folding doors open up to a sun lounge area, which seamlessly connects to the west-facing patio and garden, complete with a pergola that is ideal for outdoor entertaining and alfresco dining. The first floor hosts three generously sized bedrooms, with the master bedroom benefiting from a refitted en-suite shower room. A separate, refitted family bathroom serves the other bedrooms, ensuring comfort and convenience for all. Additional features include Worcester Bosch gas combi central heating, carpeted stairs leading to the landing, and a driveway providing ample parking that leads to a single garage. This property is not just a house; it is a home that offers a perfect blend of modern living and outdoor enjoyment. Don't miss the opportunity to make this delightful residence your own.

Entrance Hall

5'8" x 5'11"

WC

5'8" x 2'5"

Living Room

12'3" x 10'2"

Kitchen

6'2" x 5'8"

Kitchen Breakfast Room

9'2" x 19'6"

Conservatory

9'1" x 19'11"

Landing

4'5" x 6'1"

Master Bedroom

9'8" x 10'2"

En-Suite To Master Bedroom

4'11" x 8'11"

Bedroom Two

9'4" x 10'2"

Bedroom Three

7'6" x 8'11"

Bathroom

8'4" x 5'6"

EPC - C

73/85



Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
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: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1800Mbps
Mobile Coverage: O2 - Excellent, Vodafone - Excellent

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.

