



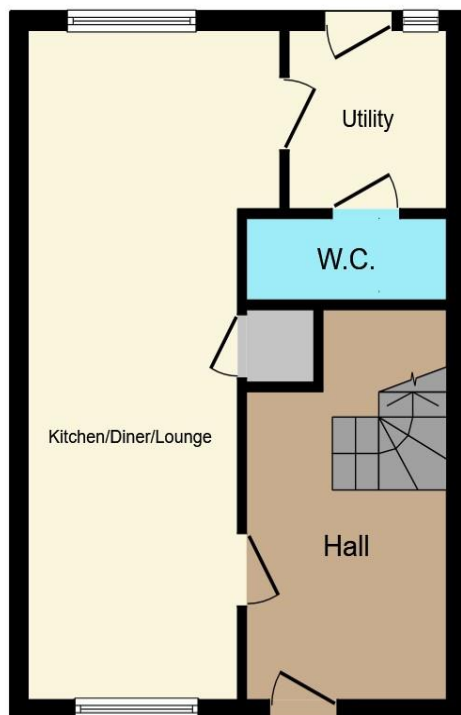
Merevale Drive, Eye Peterborough PE6 7PZ

welcome to

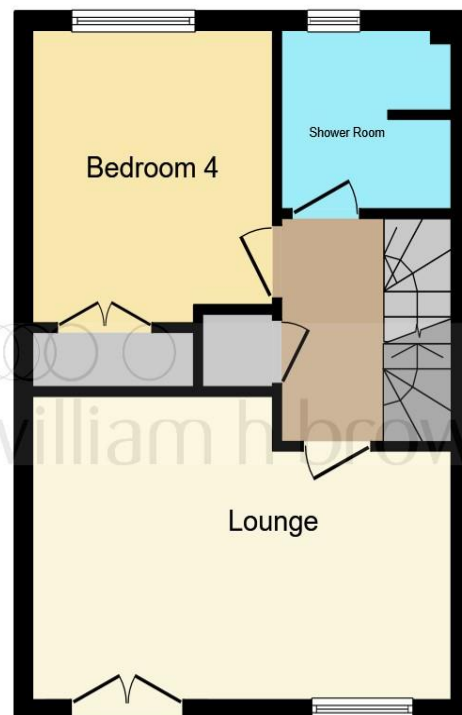
Merevale Drive, Eye Peterborough

" Spacious 5 Bedroom, Family home in Eye" This handsome home is ideal for the larger family. Set over 3 floors, it boasts modern Kitchen Diner, Utility Room and Cloak Room. To the 1st floor, Living Room / Bedroom 5 with Juliette Balcony overlooking a park plus the Master Bedroom with Jack and Jill en-suite. Finally, the top floor with a further 3 Bedrooms and the Family Bathroom. To the rear, an enclosed Garden with Patio and Lawn area and, even a Summer House and is a real sun trap. To the front are Two Garages with off road Parking. Being sold with No Onward Chain, viewings highly recommended.

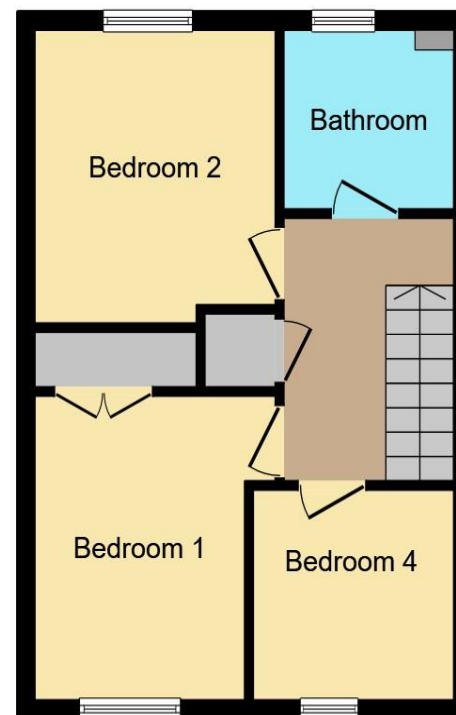




Ground Floor



First Floor



Second Floor

Kitchen / Diner

24' 3" x 6' 6" (7.39m x 1.98m)

Utility Room

6' 5" x 6' 2" (1.96m x 1.88m)

Cloakroom

First Floor And Landing

Family Bathroom

Bedroom

10' 3" x 9' 3" (3.12m x 2.82m)

Living Room / Bedroom 5

16' 5" x 11' (5.00m x 3.35m)

2nd Floor And Landing

Family Bathroom

Bedroom

10' 9" x 9' 4" (3.28m x 2.84m)

Bedroom

11' 3" x 9' 4" (3.43m x 2.84m)

Bedroom

7' 5" x 7' 2" (2.26m x 2.18m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Merevale Drive, Eye Peterborough

- Larger 4 / 5 Bedroom Family Home, well presented
- Modern Kitchen and Bathrooms
- Double Garages and parking
- Enclosed rear Garden with Sunroom
- Some furniture can be added to the sale

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122493



Property Ref:
PCG122493 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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