



## 86 HIGH STREET PETERBOROUGH, PE6 7UY

**£273,000**  
**FREEHOLD**

Welcome to this charming cottage located on High Street in Eye, Peterborough. This delightful property boasts two reception rooms, three cosy bedrooms, and two bathrooms, providing ample space for comfortable living.

With a generous 1,077 sq ft of living space, this cottage offers a warm and inviting atmosphere for you to call home. The property features parking for up to three vehicles, ensuring convenience for you and your guests.

Situated close to Peterborough, this cottage benefits from great transport links, making commuting a breeze. The location offers the perfect blend of peaceful countryside living with easy access to urban amenities.

This property is brimming with potential, allowing you to unleash your creativity and transform it into your dream home. The large plot provides plenty of outdoor space for gardening, entertaining, or simply relaxing in the fresh air.

Don't miss out on the opportunity to own this lovely cottage with character and charm. Book a viewing today and envision the endless possibilities that this property has to offer.

# 86 HIGH STREET

- BEAUTIFUL 3 BEDROOM COTTAGE
- ALLOCATED PARKING
- CHARACTER FEATURES
- NO CHAIN
- TWO BATHROOMS
- LARGE LOUNGE WITH FEATURE FIREPLACE
- GREAT TOWN CENTRE LOCATION
- NEAR PETERBOROUGH
- GREAT FOR COMMUTERS
- CALL TODAY



## Dining Room

The reception room / dining room, This room is entered into through the front door, with the staircase leading to the first floor, and an archway leading into the kitchen and a door leading to the lounge

## Lounge

The lounge has a feature cast iron real fire and fitted carpet UPVC Windows

## Kitchen

Galley style kitchen fitted with pine wall and base units with space for a washing machine, dishwasher and fridge freezer, built in double oven, gas hob and stainless steel extractor hood, along one wall is a built in breakfast bar.

## Shower Room

Fitted shower room with a double sized shower tray, WC and hand basin.

## Conservatory

Leading from the kitchen is a double glazed conservatory that tiled walls and flooring, with double doors opening into the garden.

## Bedroom 1

Fitted carpet with UPVC windows and radiators

## Bedroom 2

Fitted carpet with UPVC windows and radiators

## Bedroom 3

Fitted carpet with UPVC windows and radiators

## Bathroom

Window to rear.

## Outside

Rear Garden which leads to the allocated parking area



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**ADDITIONAL INFORMATION**

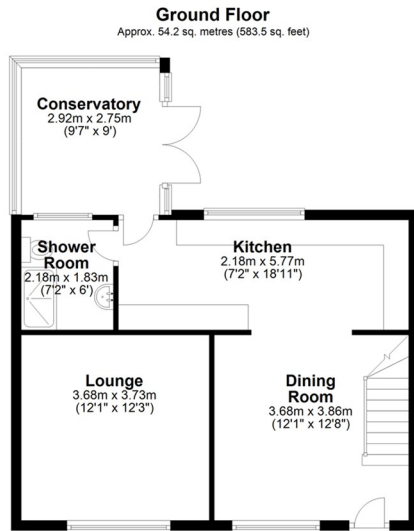
**Local Authority** – peterborough

**Council Tax** – Band B

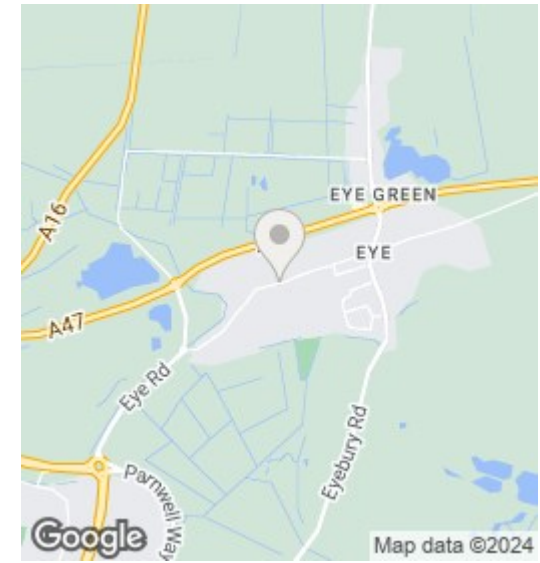
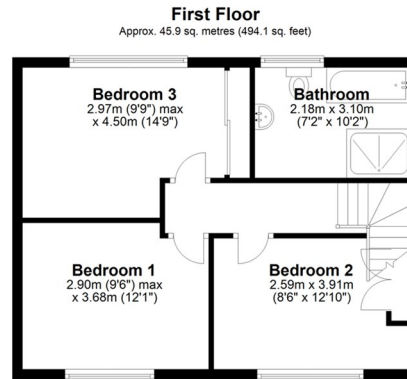
**Viewings** – By Appointment Only

**Floor Area** – 1077.00 sq ft

**Tenure** – Freehold



Total area: approx. 100.1 sq. metres (1077.6 sq. feet)  
**86 high street eye**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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