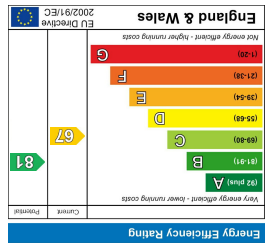
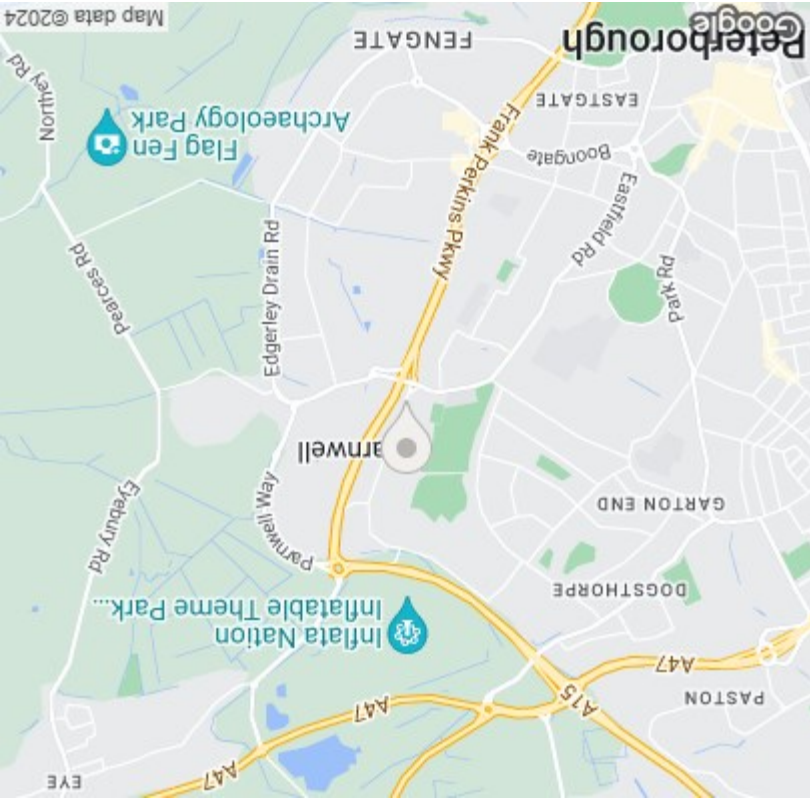


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.



Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Floor Plan



9 Eye Road

Peterborough, PE1 4SA

Offers In Excess Of £425,000 - Freehold , Tax Band - E



## 9 Eye Road

Peterborough, PE1 4SA

**\*\*OFFERED TO THE MARKET WITH NO FORWARD CHAIN & EXPIRED PLANNING PERMISSION FOR AN ADDITIONAL DWELLING\*\* PRICE CHANGE FROM £475,000.**  
 City and County are delighted to present for sale this SPACIOUS DETACHED CHALET, positioned on a LARGE PLOT, located on a popular and desirable road in a central Peterborough location. Convenient pedestrian access to local Primary Schools, amenities and transport links into the centre. This property has huge potential to extend and improve, and has expired planning permission to build an additional dwelling to the side, Planning Reference: 09/00397/FUL. This property would be ideal for a builder/developer or someone looking for a long term project!

Accommodation comprising, an entrance hall to the side leading to the front dining/living room with bay windows. There is a downstairs bedroom and a three-piece wet room. There is a large reception hall giving access into the kitchen/breakfast room, that is fitted with a matching range of base and eye-level units with worktops over, space for a dishwasher, fridge/freezer, sink, built in ovens and hob with extractor over. There is a separate living room to the rear leading into the garden. Furthermore, upstairs there are an additional two bedrooms. Outside offers a very large enclosed rear garden which is mainly laid to lawn, with mature plants, trees, and patio areas. Gated side access to the front and access into the detached single garage. To the front of the property there is an in and out driveway providing off road parking for several vehicles, and a good-sized grassed area. Please call the office to truly appreciate what this home has to offer. Virtual tour available to view.

**Entrance Hall**  
5'10" x 11'10"

**Hallway**  
11'11" x 3'0"

**Dining/Living Room**  
11'10" x 23'9"

**Master Bedroom**  
12'0" x 10'1"

**Wet Room**  
6'0" x 11'10"

**Hallway**  
7'1" x 10'11"

**Living Room**  
16'9" x 11'10"

**Hallway**  
9'6" x 5'2"

**Kitchen/Breakfast Room**  
19'6" x 10'4"

**Landing**  
2'11" x 3'1"

**Bedroom Two**  
8'5" x 12'2"

**Bedroom Three**  
5'11" x 12'2"

**Garage**  
16'1" x 10'7"



**EPC - D**  
67/81

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

Verified Material Information  
 Council tax band: E  
 Council tax annual charge: £2437.95 a year (£203.16 a month)  
 Property construction: Standard form  
 Electricity supply: Mains electricity  
 Solar Panels: Yes  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Central heating  
 Heating features: Double glazing and Open fire  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Driveway  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: Yes  
 Public right of way: No  
 Long-term flood risk: Yes  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: Level access shower  
 Coal mining area: No  
 Non-coal mining area: Yes  
 Energy Performance rating: D (potential is B)

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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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

