



- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- OPEN PLAN KITCHEN AND DINING AREA
- CONSERVATORY
- FIRST FLOOR LANDING
- BEDROOM 1
- SHOWER ROOM ENSUITE
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- SINGLE GARAGE



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Westminster Gardens
 Eye, Peterborough, PE6 7SP
 £325,000



Westminster Gardens Eye, Peterborough PE6 7SP

This detached family home sits in the popular village of Eye, with countryside walks, convenient travel links and popular school catchments close by. The property has been improved and renovated to a high quality stylish finish throughout, with open plan living, luxury bathrooms and extended conservatory space ideal for entertaining.

- FANTASTIC CONDITION THROUGHOUT
- POPULAR VILLAGE LOCATION
- PARKING AND SINGLE GARAGE
- PRIVATE REAR GARDEN
- OPEN PLAN KITCHEN AND DINING SPACE
- BI-FOLDS LEADING TO CONSERVATORY WITH GLASS CEILING
- THREE GOOD SIZED BEDROOMS WITH ENSUITE TO MAIN BEDROOM
- MODERN AND STYLISH REFITTED THREE-PIECE BATHROOM
- AMVC SCHOOL CATCHMENT
- CALL OUR SALES TEAM TO ARRANGE A VIEWING

Viewings: By appointment
£325,000

ENTRANCE HALL

Door to front, ceramic tiled flooring, stairs to first floor, access to all rooms:

CLOAKROOM

5'7" x 2'3"

Obscure uPVC double glazed window to side. Two piece suite with low level WC, wash hand basin, towel rack style radiator, ceramic tiled flooring.

LIVING ROOM

12'3" x 10'2"

UPVC double glazed bay window to front, ceramic tiled flooring, radiator, open archway to kitchen area and single door to hallway.

OPEN PLAN KITCHEN AND DINING ROOM

15'11" x 5'8" / 9'2" x 19'5" L-shaped

L-Shaped kitchen diner, uPVC double glazed window to rear and side, single door to side leading outside and bi-fold doors to the rear aspect leading into the conservatory. The kitchen is modern and fitted with a matching range of base and eye level units with fitted worktops, oven space, fitted extractor fan, fitted dish washer, fitted sink drainer, space for fridge freezer, space for washing machine, fitted breakfast bar, under stairs storage cupboard, ceramic tiled flooring and chrome style vertical radiator.

CONSERVATORY

9'11" x 20'6"

Brick based built with uPVC double glazed construction, self-clean pitched glass ceiling, ceramic tiled flooring, radiator, French doors to rear leading into the garden.

FIRST FLOOR LANDING

Fitted carpet, store cupboard, access to all rooms.

BEDROOM 1

9'8" x 10'3"

UPVC double glazed window to front x2, fitted carpet, built in wardrobe, radiator, access to shower room ensuite.

SHOWER ROOM ENSUITE

4'11" x 8'11"

Obscure uPVC double glazed window to front. Fitted three piece suite with shower cubicle, low level WC, wash hand basin, radiator.

BEDROOM 2

10'3" x 9'6"

UPVC double glazed window to rear x2, fitted carpet, radiator.

BEDROOM 3

7'6" x 8'10"

UPVC double glazed window to rear, fitted vinyl flooring, radiator.

FAMILY BATHROOM

8'4" x 5'5"

Obscure uPVC double glazed window to side, fitted three-piece suite with bath with feature tiled wall behind, chrome towel rack style radiator, tiled flooring, low level WC and wash hand basin in vanity unit.

OUTSIDE

The front of the property offers tarmac drive with parking for one vehicle in front of the garage, either side of a hedge border is a path to the front door with slate chippings laid either side. There is gated side access leading from the front to rear of the plot.

The rear garden is fully enclosed, laid with patio off the rear of the house and mainly lawn to the centre of the garden. The garden is bordered by a variety of mature shrubs and flowerbeds with timber shed included.

GARAGE

Up and over door to front, single door to rear leading to the garden, power and lighting connected, store space into loft.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC