

ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN

UTILTIY ROOM

CONSERVATORY

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

SHOWER ROOM

OUTBUILDING

STORE ROOM

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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 logal title of the property. Buyers not obtain such verification from their solicitors



woodcockholmes.co.uk



Eyebury Road Eye, Peterborough, PE6 7TD £235,000



Eyebury Road Eye, Peterborough PE6 7TD

The ideal long term family home, benefitting from multiple reception rooms for entertaining and four good sized bedrooms upstairs for the family.

- POPULAR VILLAGE LOCATION
- TWO RECEPTION ROOMS
- SEPERATE UPVC CONSERVATORY
- STYLISH FITTED KITCHEN AND SEPERATE UTILITY ROOM
- FOUR BEDROOMS
- OFF ROAD PARKING FOR THREE VEHCILES
- PRIVATE GARDEN WITH FREESTANDING OUTBUILDING
- CATCHMENT AREA FOR POPULAR SCHOOLS
- EASY ACCESS TO TRAVEL LINKS INCLUDING THE A47
- AVAILABLE WITH NO FORWARD CHAIN

LOCATIO

This fantastic-sized property offers an ideal long-term family home, situated in a sought-after village with excellent local amenities. The home benefits from being within a good school catchment area and is just a short walk from local shops, pubs, and other conveniences. The property also enjoys excellent public transport links and easy access to major road routes, including the A47, making it perfect for commuting.

ROOM MEASUREMENTS

ENTRANCE HALL: 3.53m x 1.78m (11'7" x 5'10")

LIVING ROOM: 3.51m x 4.52m (11'6" x 14'10")

DINING ROOM: 3.07m x 3.23m (10'1" x 10'7")

KITCHEN: 3.07m x 3.07m (10'1" x 10'1")

UTILTIY ROOM: 3.25m x 2.69m (10'8" x 8'10")

CONSERVATORY: 3.23m x 3.07m (10'7" x 10'1")

CLOAKROOM

STORE ROOM: 1.42m x 1.85m (4'8" x 6'1")

FIRST FLOOR LANDING

BEDROOM 1: 4.17m x 2.95m (13'8" x 9'8")

BEDROOM 2: 2.44m x 3.96m (8" x 13")

BEDROOM 3: 2.44m x 3.78m (8" x 12'5")

BEDROOM 4: $3.07m \times 2.21m (10'1" \times 7'3")$

SHOWER ROOM: 1.57m x 2.29m (5'2" x 7'6")



TENURE

Freehold.

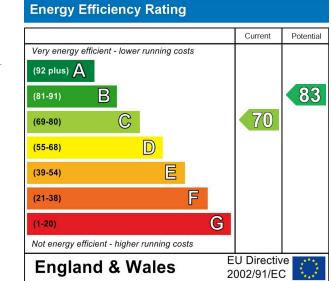
MARKETING INFORMATION

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.

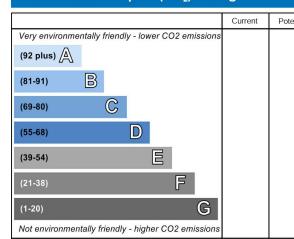
None of the appliances, services or equipment described or shown have been tested.

SERVICES

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



Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

Viewings: By appointment £235,000