

Ground Floor



First Floor



ENTRANCE HALL

CLOAKROOM

LIVING ROOM

KITCHEN

DINING ROOM

FIRST FLOOR LANDING

BEDROOM 1

SHOWER ROOM ENSUITE

BEDROOM 2

BEDROOM 3

BATHROOM

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.

Whitby Avenue  
Eye, Peterborough, PE6 7AX  
Offers Over £250,000



## Whitby Avenue Eye, Peterborough PE6 7AX

Stylish 3-bedroom semi-detached home in popular Eye village, offering open-plan living, en-suite, and private garden. Walking distance to schools, shops, and great travel links — perfect for families.

- POPULAR VILLAGE LOCATION
- CATCHMENT FOR AMVC
- OPEN PLAN LIVING AND DINING ROOM
- PRIVATE REAR GARDEN - NOT OVERLOOKED
- DRIVEWAY AND SINGLE GARAGE
- DOWNSTAIRS CLOAKROOM
- LIVING ROOM WITH BOX BAY WINDOW
- STYLISH AND MODERN FINISH THROUGHOUT
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
Offers Over £250,000

### ENTRANCE HALL

Door to front, fitted carpet, access to:

### CLOAKROOM

Two piece suite with WC, wash hand basin, radiator, storage cupboard.

### LIVING ROOM

14" x 12"

UPVC double glazed box bay window to front, fitted carpet, radiator, stairs to first floor, open to kitchen.

### KITCHEN

8'6" x 15'8"

UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted appliances, fitted 1 1/2 bowl sink drainer, store cupboard, open to dining area:

### DINING AREA

9" x 8'3"

UPVC double glazed window to side, laminate flooring, French doors to rear leading into the garden, radiator.

### FIRST FLOOR LANDING

11'4" x 6"

Fitted carpet, airing cupboard, loft access, access to:

### BEDROOM 1

9'9" x 15'8" (into wardrobe)

UPVC double glazed window to front, fitted carpet, radiator, fitted oversize double wardrobe with sliding mirrored doors, access to ensuite:

### ENSUITE SHOWER ROOM

4'11" x 6'4"

Obscure uPVC double glazed window to front. Fitted three piece suite with WC, wash hand basin, shower cubicle with tiled surround, towel rail radiator, extractor fan.

### BEDROOM 2

9'9" x 8'3"

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

### BEDROOM 3

6'9" x 8'8"

UPVC double glazed window to rear, fitted carpet, radiator, built in wardrobe.

### FAMILY BATHROOM

5'5" x 6"

Obscure uPVC double glazed window to side, three piece suite with WC, wash hand basin, bath, radiator, extractor fan, tiled surround,

### OUTSIDE

Path leading to the front door. Driveway to the side of the property leading to the single brick built garage with up and over door to front.

Access to the rear garden via a side gate off the drive and French doors from the dining area. The garden is fully enclosed by timber fencing, laid with lawn and decking area, a path leads along the side of the garage front the gate to a timber shed tucked behind the garage.

### 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) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

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

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