Rosedale

14 PETERBOROUGH ROAD, EYE, PETERBOROUGH, PE6 7YB

£190,000 PRICE GUIDE

"Established home in popular village location"

- ESTABLISHED HOME
- 2 BEDROOMS
- VILLAGE LOCATION
- REFITTED KITCHEN
- LOW MAINTENANCE GARDEN
- OPEN PLAN LIVING
- IDEAL FIRST TIME PURCHASE
- VACANT POSSESSION
- VIEWING RECOMMENDED
- COUNCIL TAX BAND - A // EPC RATING - C

PROPERTY HIGHLIGHTS

*** NO ONWARD CHAIN ***

Charming two-bedroom terraced cottage located in the heart of Eye, perfect for first-time buyers or those looking to downsize.

This delightful property offers a comfortable and versatile living space across two reception rooms, modern kitchen, alongside a well-proportioned wet room and two good-sized bedrooms. With no onward chain, this home presents an excellent opportunity to move straight in and put your own stamp on a quintessential cottage.

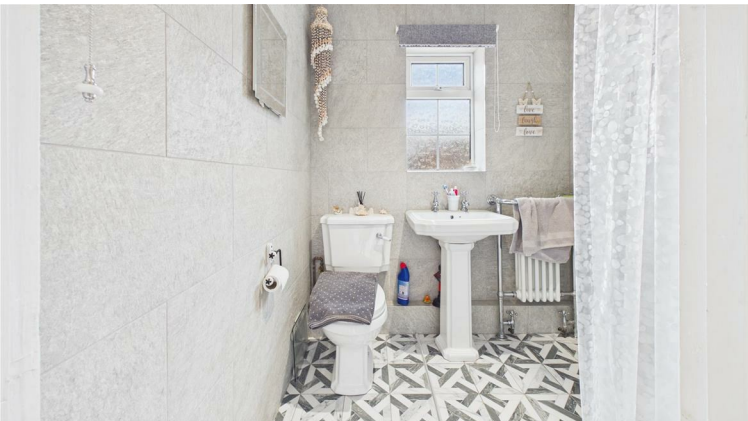
Outside, the property may offer a modest garden or courtyard space, typical of terraced cottages, perfect for a bit of outdoor relaxation, gardening, or alfresco dining during warmer months.

With no onward chain, this lovely two-bedroom home presents a rare chance to enjoy the unique charm of Eye in a property ready for your personal touches.

2 Bedrooms 1 Bathroom 2 Reception

LEAN TO
WET ROOM
HALLWAY
CUPBOAR
KITCHEN
UP
DINING ROOM
LIVING ROOM
ALCOVE
BEDROOM 1
DOWN
BEDROOM 2
WARDRO

DAEWOO

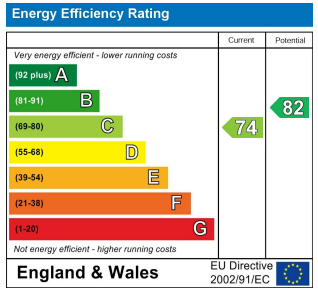


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30441515

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

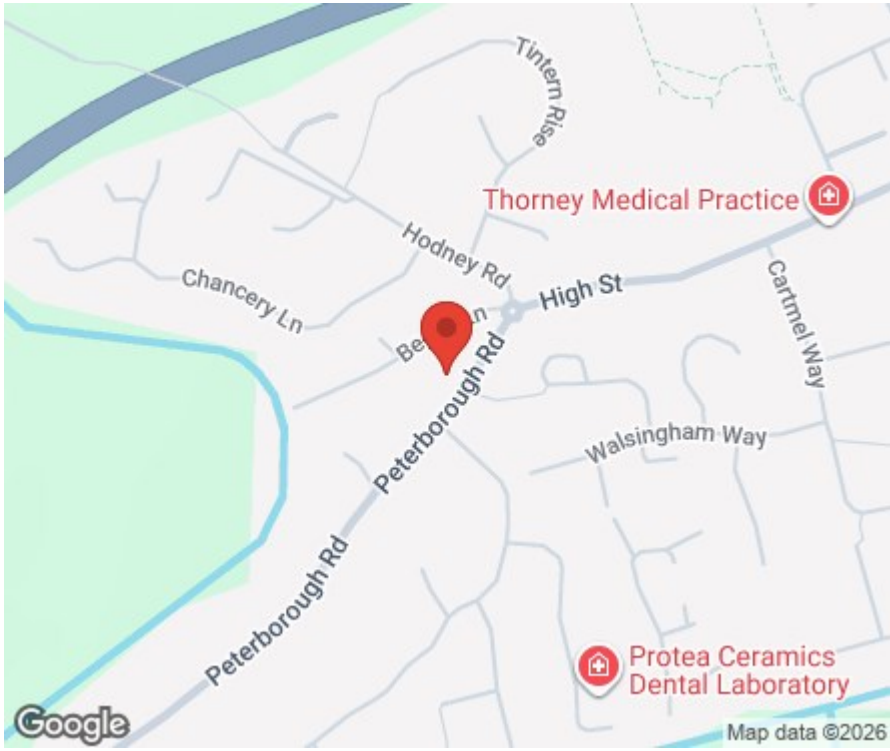
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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