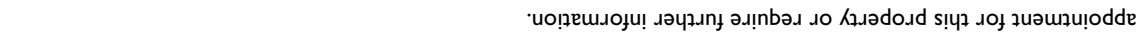




Viewing



High Street

Eye, Peterborough, PE6 7UX

Situated along High Street in the sought-after village of Eye, on the outskirts of Peterborough, this well presented mid terraced cottage offers comfortable, characterful living close to local amenities. Arranged over two floors with a spacious lounge diner, kitchen, utility room, two bedrooms and a generously sized bathroom, it also benefits from an enclosed rear garden and is offered for sale with no forward chain, making it an ideal opportunity for first-time buyers, downsizers and investors alike.

Nestled along High Street in the ever-popular village of Eye, on the outskirts of Peterborough, this well presented mid terraced cottage offers charming, comfortable living in a convenient setting, close to local amenities. Stepping in from the street, you enter directly into a generous lounge diner, a bright and welcoming space with a front-facing window and ample room for both lounge and dining furniture, making it ideal for relaxing and entertaining alike. To the rear, a hallway leads through to the kitchen, which is fitted with a range of units, an inset hob and a sink positioned beneath a window, while a staircase rises to the first floor. Beyond the kitchen, the practical utility room provides additional space for appliances and storage, with a rear door giving access outside, and a convenient downstairs WC completes the ground floor accommodation. Upstairs, the landing gives access to two well-proportioned bedrooms, with the master bedroom enjoying a front-facing aspect and a pleasant, light feel, while the second bedroom is a versatile space that would suit a child's room, guest room or home office. The bathroom is generously sized and thoughtfully arranged, featuring a panelled bath, a separate shower enclosure and a wash basin, offering a high degree of comfort and flexibility for a property of this size. Outside, the property benefits from an enclosed rear garden, providing a private and secure space for outdoor dining, gardening or play. Offered for sale with no forward chain, this delightful cottage would make an excellent first purchase, a downsizer's retreat or an attractive investment, and early viewing is highly recommended to appreciate everything on offer.

Lounge Diner
5.30 x 3.60 (17'4" x 11'9")

Hallway
2.72 x 1.07 (8'11" x 3'6")

Kitchen
2.67 x 2.34 (8'9" x 7'8")

Utility Room
1.66 x 2.82 (5'5" x 9'3")

WC
1.66 x 0.75 (5'5" x 2'5")

Landing
2.48 x 1.52 (8'1" x 4'11")

Master Bedroom
2.70 x 3.30 (8'10" x 10'9")

Bedroom Two
2.49 x 2.00 (8'2" x 6'6")

Bathroom
2.68 x 2.38 (8'9" x 7'9")

EPC - C
71/90

Tenure - Freehold

IMPORTANT LEGAL INFORMATION



Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: Yes
Right of way private: Yes
Registered easements: Yes
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Street Parking Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. 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.

