



Connells

New Road
Eye Peterborough

New Road Eye Peterborough PE6 7TE

for sale
£210,000



Property Description

A PERFECT FIT

Offered for sale with no forward chain, this established three-bedroom semi-detached home is situated in the popular village of Eye and presents an excellent opportunity for first-time buyers, families, or investors alike.

The accommodation comprises an inviting lounge featuring a charming multi-fuel burner stove, creating a warm and cosy focal point, together with a fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from enclosed gardens laid predominantly to low-maintenance artificial lawn, providing an attractive outdoor space that can be enjoyed throughout the year. There is also off-road parking for added convenience.

Located within the sought-after village of Eye, with its range of local amenities, this chain-free property offers comfortable living in a desirable residential setting.

Viewing is highly recommended.

Entrance Hall

Half glazed patterned, recently replaced (with 10 year warranty), double glazed door into the entrance hall. Radiator, staircase to the first floor landing, door into understairs storage cupboard, smooth ceiling with smoke alarm and doors off onto the lounge and kitchen.

Kitchen

Comprising a range of matching wall and base level units, worktops and a single sink with mini drainer, mixer tap, tiled splashbacks. Cookerpoint, plumbing for washing machine, space for an American style fridge freezer. Radiator, gas boiler (servicing the hot water and central heating system), smooth ceiling, two UPVC double glazed windows to the side, UPVC window to the rear half glazed patterned door into the rear porch.

Rear Porch

UPVC base with UPVC windows surround, poly carbonate roof and a half glazed UPVC door into the rear garden.

Lounge

Multi burner stove, TV and telephone points, smooth ceiling and UPVC double glazed windows to the front and rear.

First Floor Landing

Smooth ceiling with loft access, air vent and smoke alarm. UPVC double glazed window to the rear and doors off onto bedrooms and bathroom.

Bedroom One

Radiator, alcove with hanging rail, wardrobe area, smooth ceiling, UPVC double glazed window to the rear.

Bedroom Two

Radiator, smooth ceiling and UPVC double glazed window to the front.

Bedroom Three

Radiator, smooth ceiling and UPVC double glazed window to the rear.

Bathroom

Being part tiled and comprising of a three piece suite to include bath with taps and Mira shower fitted over with shower rail, a wash hand basin with taps over and a WC with dual flush. Radiator, textured ceiling with extractor and patterned UPVC double glazed window to the side.

Outside

To the front of the property the garden is laid to artificial lawn, hedging to the front with fencing surround. A paved path leads to the front door where there is storm canopy porch and outside light. A recently updated block pave driveway provides off road parking for several vehicles which leads to double gated access and the rear garden.

The rear garden is laid to artificial lawn with two paved areas, door into outside WC, external plug sockets and the garden is surrounded by a timber built fence.

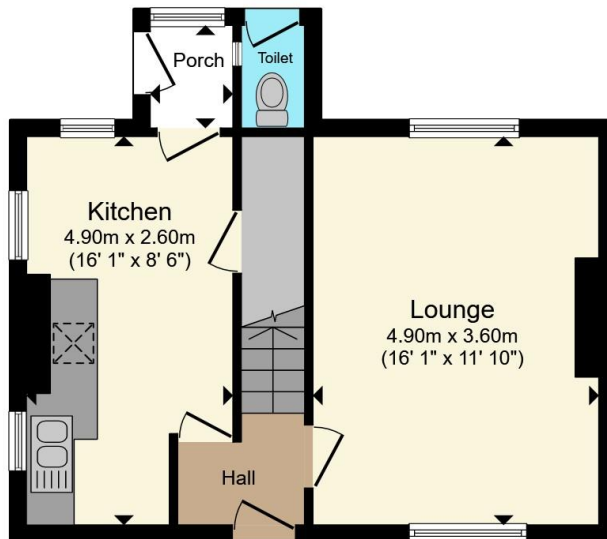
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

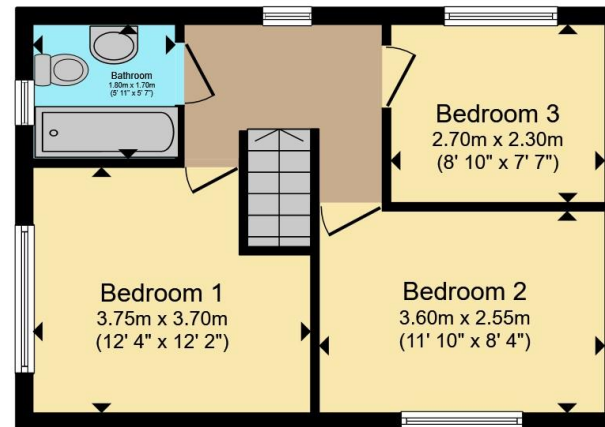








Ground Floor



First Floor

Total floor area 71.7 m² (772 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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Unit 6 Staniland Way Werrington
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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WRN305911



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Property Ref: WRN305911 - 0002