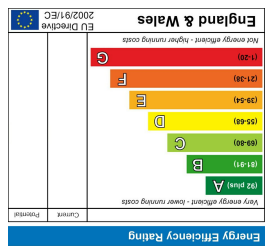


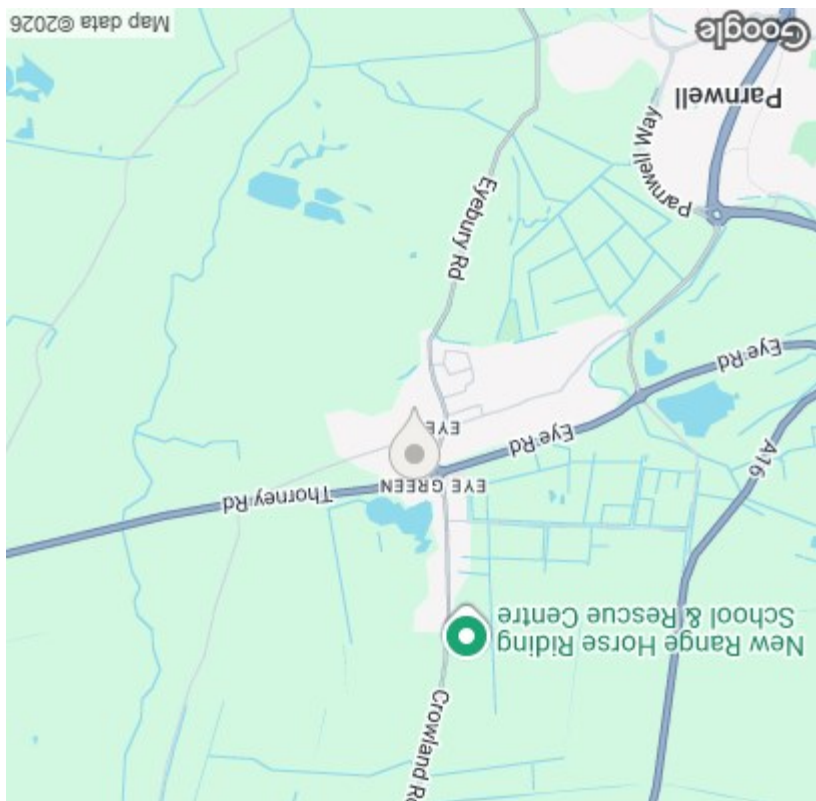
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Energy Efficiency Graph



Area Map



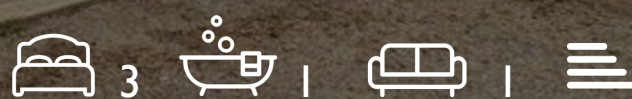
Floor Plan



Fountains Place

Eye, Peterborough, PE6 7XX

£240,000 - Freehold , Tax Band - B



Fountains Place

Eye, Peterborough, PE6 7XX

Located in the popular village of Eye, Peterborough, this extended semi-detached family home offers modern living in a charming village setting. Beautifully improved throughout, the property features a spacious living room, a contemporary kitchen breakfast room with bi-fold doors opening onto the enclosed rear garden, utility room, and cloakroom. Upstairs offers three generous bedrooms and a family bathroom. Outside benefits include off-road parking for two vehicles and a private rear garden. Ideally situated close to local amenities, schools, and transport links.

Nestled in the charming area of Fountains Place, Eye, Peterborough, this extended semi-detached family home is a delightful find for those seeking comfort and modern living. City and County are pleased to present this beautifully improved property, which boasts a well-thought-out layout perfect for family life. Upon entering, you are welcomed by an open plan entrance hall that leads to a bright and inviting bay fronted living room, ideal for relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen breakfast room, which features bi-folding doors that seamlessly connect the indoor space to the enclosed rear garden, creating a wonderful flow for outdoor dining and gatherings. Additionally, a separate utility room and a convenient two-piece cloakroom enhance the practicality of this home. Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is well-appointed, catering to the needs of the household. Outside, the property benefits from a driveway that provides ample parking for two cars, ensuring convenience for you and your guests. The enclosed rear garden offers a private space for children to play or for you to enjoy a quiet moment in the fresh air. This semi-detached house is not just a home; it is a lifestyle choice, combining modern amenities with a welcoming atmosphere. With its excellent location and thoughtful design, this property is sure to appeal to families and individuals alike. Do not miss the opportunity to make this lovely house your new home.

Living Room
4.35 x 3.77 (14'3" x 12'4")

Kitchen Breakfast Room
5.94 x 2.97 (19'5" x 9'8")

WC
1.25 x 2.48 (4'1" x 8'1")

Landing
1.99 x 0.88 (6'6" x 2'10")

Master Bedroom
3.76 x 2.61 (12'4" x 8'6")

Bathroom
1.39 x 1.79 (4'6" x 5'10")

Bedroom Two
2.28 x 2.27 (7'5" x 7'5")

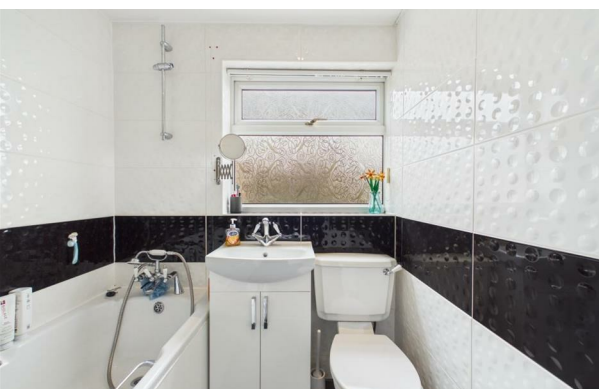
Bedroom Three
1.98 x 2.43 (6'5" x 7'11")

EPC - Awaiting

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: No
 Right of way private: Yes
 Registered easements: Not Known
 Shared driveway: No
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Driveway Private
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Fixed Wireless
 Internet Speed: up to 1000Mbps
 Mobile Coverage: 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL