



ENTRANCE PORCH

KITCHEN

LIVING ROOM

HALLWAY

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM



**Woodcock Holmes**

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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.

**17 Beverley Court**

Eye, PE6 7UL

£119,995



## 17 Beverley Court Eye PE6 7UL

Occupying a generous plot in the popular village of Eye, this spacious three-bedroom park home offers move-in ready accommodation, wrap-around gardens, off-road parking and excellent access to local amenities and the A47.

- AVAILABLE WITH NO FORWARD CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- NEW FLOORING THROUGHOUT
- UPVC DOUBLE GLAZING
- POPULAR VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES AND TRAVEL LINKS
- CALL OUR OFFICE TO VIEW

### SIDE PORCH

10'10" x 3'6"

Door to front, double glazed window to side and rear, door to kitchen.

### KITCHEN

12'7" x 7'9"

Window to side and front, fitted kitchen with a matching range of base and eye level units, fitted worktops, space for appliances, fitted sink drainer, boiler.

### LIVING ROOM

17'6" x 10'7"

Window to front and side, fitted carpet, fireplace, radiator x2.

### HALLWAY

Door to side, fitted carpet, storage space.

### BEDROOM 1

11'7" x 9'1"

Window to rear, fitted carpet, fitted wardrobe space x2, radiator.

### BEDROOM 2

6'10" x 9'1"

Window to rear, fitted carpet, fitted wardrobe space, radiator.

### BEDROOM 3

6'1" x 7'8"

Window to side, fitted carpet, fitted wardrobe space, radiator.

### SHOWER ROOM

8'2" x 5'2"

Obscure window to side x2, fitted three piece suite with WC, wash hand basin, shower cubicle with tiled splashback surround, lino flooring, radiator.

### OUTSIDE

Externally, the property enjoys a fully enclosed wrap-around garden, offering a wonderful amount of outdoor space. Double iron gates provide access to the off-road parking area, while the side garden is mainly laid to lawn with attractive flower and shrub borders. To the rear, there are two useful outbuildings set on concrete hardstanding, along with a vegetable patch, perfect for keen gardeners.

### COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

### SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### 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. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

### PROPERTY INFORMATION

Ground rent: £152 per month. Water rates £60-£70 per quarter.

Viewings: By appointment  
£119,995