



228 Eye Road, Peterborough PE1 4SR

£345,000



\*\*\* GENEROUS LIVING SPACE \*\*\* " This deceptively spacious and well presented property is a must see! Briefly comprising of a spacious garage and outbuilding, ample parking, entrance hall, living room, dining room, kitchen open into additional reception area, conservatory, cloakroom, 3 bedrooms and a bathroom. The home is conveniently located with easy access to local amenities, transport links and schools. EPC Energy Rating - D/ Council Tax Band - C "

**ENTRANCE**

Door to front, understairs cupboard and stairs to first floor.

**LIVING ROOM**

12' 0" x 12' 3" (3.66m x 3.73m) (approx) UPVC double glazed window to front, radiator and sliding doors to :-

**CONSERVATORY**

10' 9"(max) x 11' 8"(max) (3.28m x 3.56m) (approx) (Irregular shape) French doors to rear, UPVC double glazed windows to side and rear.

**DINING ROOM**

11' 9" x 12' 4" (3.58m x 3.76m) (approx) UPVC double glazed window to front and radiator.

**KITCHEN**

8' 9"(min) x 19' 3" (2.67m x 5.87m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, space for a cooker, wall mounted boiler, space for a fridge / freezer, plumbing for a washing machine and space for a dishwasher. Window to rear and door to rear. Open into:-

**OFFICE / RECEPTION ROOM**

7' 4" x 17' 2" (2.24m x 5.23m) (approx) Window to front and radiator.

**CLOAKROOM**

2' 4" x 8' 4" (0.71m x 2.54m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin.

**FIRST FLOOR**

UPVC double glazed window to rear, cupboard with radiator enclosed and loft access.

**BEDROOM 1**

12' 3" x 10' 4"(min) (3.73m x 3.15m) 12' 5"(into bay) (3.78m) (approx) UPVC double glazed bay window to front and radiator.

**BEDROOM 2**

11' 8" x 12' 8" (3.56m x 3.86m) (approx) UPVC double glazed windows to front and rear. Radiator.

**BEDROOM 3**

7' 6" x 9' 8" (2.29m x 2.95m) (approx) UPVC double glazed window to rear and radiator.

**BATHROOM**

5' 5" x 7' 1"(max) (1.65m x 2.16m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. UPVC double glazed window to side.

**OUTSIDE**

The front of the property has a carriage driveway, gravel and flower beds. The rear of the property is laid to lawn, grave area and borders with shrubs.

**GARAGE**

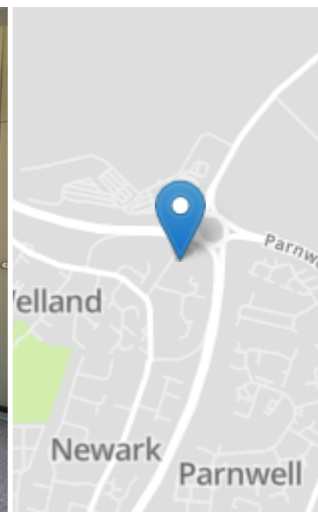
14' 2" x 23' 9" (4.32m x 7.24m) (approx) Garage with up and over door, window to side and door to rear.

**OUTBUILDING**

6' 3"(min) (1.91m) 8' 1"(max) x 14' 7" (2.46m x 4.45m)(approx) Slight L shape.

**AGENT NOTES**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		63	85