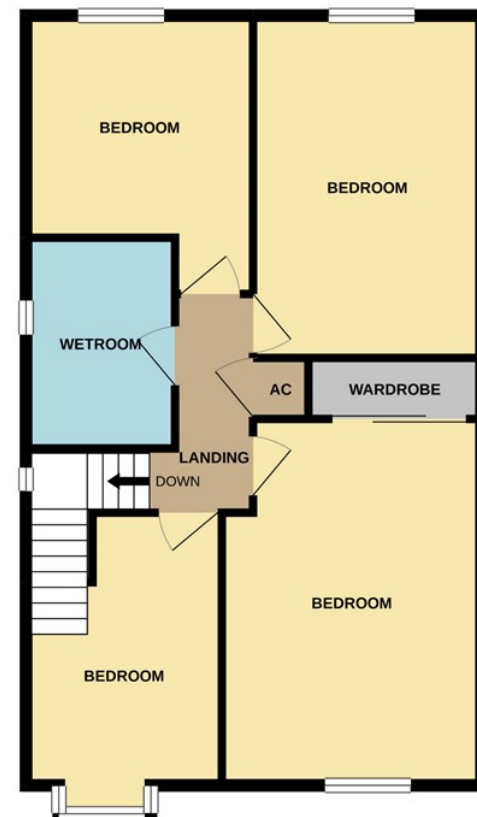
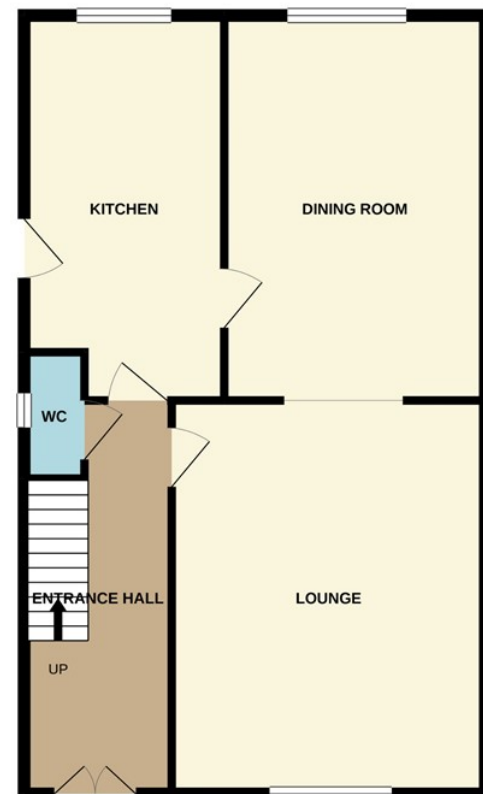




**Chancery Lane, Eye PE6 7YF**

**£300,000**



\*\*\* NO ONWARD CHAIN \*\*\* " Located in a cul de sac location, this 4 bedroom detached home is perfect for families. Featuring an entrance hall, living room, dining room, kitchen, downstairs WC, 4 bedrooms, wet room, garage and garden, this home offers a great amount of space. The property also benefits from owned solar panels! Located in Eye, you will enjoy easy access to local amenities, schools, parks, and excellent transport links to nearby towns and cities. Don't miss the chance to own a property that combines space, style, and practicality in a highly desirable location. Contact us today to arrange a viewing and experience all this wonderful home has to offer. Council Tax Band - C / EPC Energy Rating - C "



ENTRANCE

6' 0" (max) x 13' 7" (1.83m x 4.14m) (approx) Door to front, radiator and stairs to first floor.

W/C

5' 7" x 2' 4" (1.70m x 0.71m) (approx) Low level W/C and wash hand basin. Window to side.

KITCHEN

15' 0" (max) (4.57m) 12' 3" (min) x 8' 2" (3.73m x 2.49m) (approx) Fitted with a range of base and eye level units with work surfaces over, cooker, space for freestanding fridge / freezer and space for washing machine. Door to side, window to rear, wall mounted boiler and radiator.

DINING ROOM

9' 2" x 12' 8" (2.79m x 3.86m) (approx) Window to rear and radiator. Open into:

LIVING ROOM

13' 6" (min) (4.11m) 16' 0" (max) x 11' 6" (4.88m x 3.51m) (approx) Window to front and radiator.

FIRST FLOOR LANDING

Cupboard and access to loft.

BEDROOM ONE

13' 6" (To wardrobe) (4.11m) 16' 0" (Into wardrobe) x 8' 6" (4.88m x 2.59m) (approx) Window to front, radiator and built in wardrobe.

BEDROOM TWO

12' 8" x 8' 6" (3.86m x 2.59m) (approx) Window to rear and radiator.

BEDROOM THREE

9' 6" (max) (2.90m) 7' 8" (min) x 9' 2" (2.34m x 2.79m) (approx) Window to rear and radiator.

BEDROOM FOUR

3' 3" (min) (0.99m) 11' 9" (max) x 9' 2" (min) (3.58m x 2.79m) 5' 9" (max) (1.75m) (approx) L-shape. Bay window to front and radiator.

WET ROOM

7' 1" x 6' 2" (2.16m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin ad shower. Window to side and radiator.

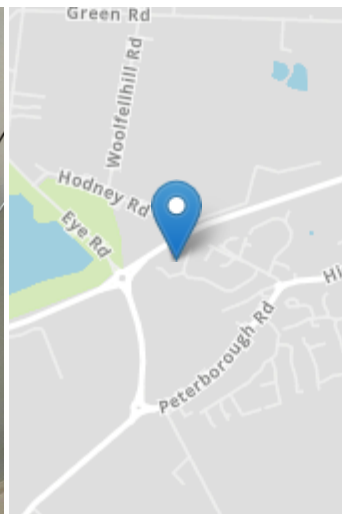
GARAGE

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.

AGENT NOTES

Please note, the property has solar panels that are owned. Payment from Octopus Energy to the home owner is usually paid every 3 months.



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	79	81
EU Directive 2002/91/EC		