



130 Eye Road, Peterborough PE1 4SG

£325,000



*** 2 RECEPTION ROOMS AND CONSERVATORY *** " With spacious downstairs living space, this 3 bedroom semi detached home with an additional office, is conveniently located close to parkways and the city centre. Featuring parking, garage, entrance hall, 2 reception rooms, conservatory, kitchen, utility area, WC, 3 bedrooms, an office and a family bathroom. EPC Energy Rating - C/Council Tax Band - B".

ENTRANCE

Door to front and stairs to first floor.

RECEPTION ROOM 1

11' 0" (max) x 12' 5" (3.35m x 3.78m)
14' 0" (into bay) (4.27m) (approx)
Window to front.

RECEPTION ROOM 2

12' 9" x 11' 5"(max) (3.89m x 3.48m)
(approx) Radiator and sliding door to:-

CONSERVATORY

10' 9" x 11' 5" (3.28m x 3.48m)
(approx) UPVC double glazed windows
to rear and side, french door to side.

KITCHEN

7' 5" x 10' 5"(max) (2.26m x 3.17m)
(approx) Fitted with a range of base
and eye level units with work surfaces
over, stainless steel sink unit with
mixer tap, integrated oven, gas hob
and radiator. UPVC double glazed
window to rear.

CLOAKROOM

4' 1" x 3' 7" (1.24m x 1.09m) (approx)
Fitted with a two piece suite
comprising low level W/C and wash
hand basin.

UTILITY

11' 1" x 7' 3" (3.38m x 2.21m) (approx)
Fitted with a range of base units with
work surfaces over, space for a
washer/ dryer, space for a fridge/
freezer and door to garage. UPVC
double window to rear

FIRST FLOOR LANDING

Loft access and radiator. Window to
side.

BEDROOM 1

12' 5" x 10' 5" (3.78m x 3.17m)
(approx) Window to front and radiator.

BEDROOM 2

12' 1" x 10' 7" (3.68m x 3.23m)
(approx) UPVC double glazed window
to rear and radiator.

BEDROOM 3

8' 7" x 7' 7" (2.62m x 2.31m) (approx)
Window to rear.

OFFICE

6' 1" x 6' 0"(into cupboard) (1.85m x
1.83m) (approx) Window to front and
cupboard

BATHROOM

7' 5" x 5' 4" (2.26m x 1.63m) (approx)
Fitted with a three piece suite
comprising low level W/C, wash hand
basin and bath with shower over,
heated towel rail.Heated towel rail. Two
windows to side.

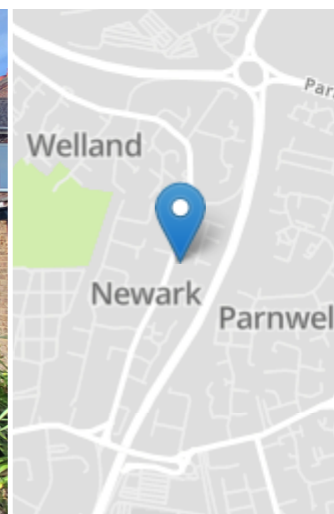
GARAGE

OUTSIDE

To the front of the property there is a
driveway for parking.

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+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | 71 | 82 |