



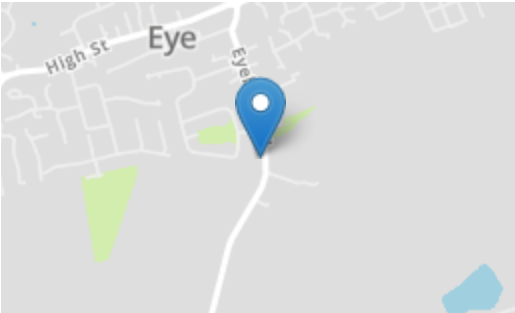
Eyebury Road, Eye, Peterborough PE6 7TD

£240,000



*** WELL PRESENTED THROUGHOUT! *** " With it's very own bar in the garden, this 3 bedroom end of terrace home is perfect for first time buyers or families. Featuring an entrance hall, spacious kitchen/diner, living room, WC, playroom/lobby area which has access to both the front and back! Upstairs homes 3 bedrooms and a modern bathroom. Viewings are essential to appreciate the garden space this home offers. Council Tax Band - A / EPC Rating - C "

- ENTRANCE**
 6' 1" x 11' 8" (1.85m x 3.56m) (approx) Door to front, window to side, radiator and stairs to first floor.
- LIVING ROOM**
 12' 6" x 11' 8" (3.81m x 3.56m) (approx) Window to front and radiators.
- KITCHEN / DINER**
 12' 1" (max) (3.68m) 10' 3" (min) x 19' 2" (3.12m x 5.84m) (approx)
 Fitted with a range of base and eye level units with work surfaces over, space for cooker, integrated dishwasher, sink with mixer tap, space for undercounter washing machine, space for undercounter tumble dryer and integrated fridge/freezer. Window to side, French doors to rear and two radiators.
- INNER HALL**
 8' 1" x 4' 7" (2.46m x 1.40m) (approx) Radiator. Open into:
- OFFICE / PLAY ROOM**
 11' 0" x 5' 6" (3.35m x 1.68m) (approx) Door to front and door to rear.
- W/C**
 6' 1" x 2' 8" (1.85m x 0.81m) (approx) Low level W/C and wash hand basin.
- FIRST FLOOR**
 Window to side and loft access.
- BEDROOM ONE**
 12' 5" (max) (3.78m) 10' 8" (min) x 11' 1" (min) (3.25m x 3.38m) 13' 5" (max) (4.09m) (approx) Window to front and radiator.
- BEDROOM TWO**
 12' 5" (max) (3.78m) 11' 7" (min) x 8' 9" (min) (3.53m x 2.67m) 10' 4" (max) (3.15m) (approx) Window to rear, radiator and built in wardrobe.
- BEDROOM THREE**
 8' 4" x 8' 1" (2.54m x 2.46m) (approx) Window to front, radiator and built in wardrobe.
- BATHROOM**
 7' 1" x 5' 6" (2.16m x 1.68m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and heated towel rail.
- BAR**
- AGENT NOTES**
 Please note the vendor has advised the boiler has been serviced yearly.
- 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		
EU Directive 2002/91/EC		

