



46 WHITBY AVENUE, EYE, PETERBOROUGH, CAMBRIDGESHIRE. PE6 7AX

Guide Price £200,000



**PENNELL & PARTNERS**

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ABOUT THE PROPERTY

OFFERED WITH NO CHAIN and presented in superb condition throughout, this delightful two-bedroom semi-detached house in the popular village of Eye is a fantastic opportunity for first-time buyers or investors alike. Situated in a sought-after location, this charming home benefits from close proximity to local schools and a range of amenities, making day-to-day living both convenient and enjoyable.

Step inside to discover a warm and inviting reception room that offers ample space for relaxing and entertaining guests. The well-maintained interiors boast a neutral décor, allowing you to easily personalise the space to your own taste. The Kitchen is thoughtfully designed with practical storage solutions and plenty of workspace, perfect for preparing meals and hosting family gatherings.

The property features two comfortable Bedrooms, each providing a peaceful retreat at the end of the day. The Bedrooms are bright and airy, with large windows allowing natural light to flood in, creating a pleasant atmosphere throughout. The Bathroom is modern and well-appointed, finished to a high standard to complement the rest of the home.

Externally, this charming property benefits from a generous driveway providing parking for multiple vehicles, an extremely valuable feature in this popular village setting. The garden offers a lovely outdoor space, ideal for relaxing, gardening, or plus socialising in the warmer months. The semi-detached nature of the home ensures an added level of privacy and space compared to terraced properties.

Eye is an attractive village renowned for its friendly community and excellent local amenities, including shops, cafes, and highly regarded schools, all within easy walking distance. For commuters, excellent transport links provide easy access to nearby towns and cities, making this an ideal location for a variety of lifestyles.

This property represents a wonderful chance to acquire a fantastic home in a thriving village location with no onward chain, enabling a smooth and flexible purchase process. Whether you're looking to take your first step onto the property ladder or seeking a sound investment opportunity, this two-bedroom semi-detached house offers everything you need to start living your dream today.

Don't miss out on this superb property in Eye – contact us today to arrange a viewing and experience all that this charming home and village have to offer!

GROUND FLOOR

LOUNGE

4.53m x 3.25m (14' 10" x 10' 8")

W.C.

1.53m x 1.21m (5' 0" x 4' 0")

KITCHEN / DINER

4.53m x 2.51m (14' 10" x 8' 3")

FIRST FLOOR

BEDROOM ONE

3.85m x 2.82m (12' 8" x 9' 3") (plus fitted wardrobes)

BEDROOM TWO

4.53m x 2.55m (14' 10" x 8' 4")

SHOWER ROOM

2.00m x 1.90m (6' 7" x 6' 3")

