

**Eyebury Road, Eye, Peterborough, PE6 7TD.**



**Kitchen**



**Bedroom One**



**Bedroom Two**



**Bedroom Three**



**Enclosed Garden**

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92-100)		84	A (92-100)		81
B (81-91)			B (81-91)		
C (69-80)			C (69-80)	69	
D (55-68)	72		D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (21-30)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**Energy Performance Certificate**

Draft details only may be subject to amendment  
 None of the statements/measurements in these particulars should be relied on as representations of fact.  
 Any applications/services mentioned should not be taken as a guarantee that they are in working order.

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Mid-terrace four bedroom family home located in Eye.

**Eyebury Road, Eye, Peterborough, PE6 7TD.**

- IDEAL FIRST TIME BUY/ INVESTMENT
- FOUR BEDROOMS
- DINING ROOM
- ENCLOSED GARDEN
- NO FORWARD CHAIN

**£169,995**



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## Ground Floor

### Hall

Entrance door, single radiator, stairs leading to landing, door to:

**Lounge** 4.63m (15'2") x 3.61m (11'10")

Two uPVC double glazed windows to front, feature open fire fireplace, single radiator, TV point, coving to ceiling, open archway to:

**Dining Room** 3.34m (10'11") x 3.19m (10'6")

UPVC double glazed window to rear, single radiator, coving to ceiling, door to:

**Kitchen** 3.19m (10'6") x 3.19m (10'6")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for fridge, washing machine and cooker, uPVC double glazed window to rear, door leading to rear garden.

## First Floor

### Landing

Built-in storage cupboard, coving to ceiling, access to loft, door to:

**Bedroom 1** 4.23m (13'11") x 3.00m (9'10")

UPVC double glazed window to rear, single radiator.

**Bedroom 2** 3.93m (12'11") x 2.57m (8'5")

Two uPVC frosted double glazed windows to front, built-in storage cupboard housing gas boiler, single radiator, coving to ceiling.

**Bedroom 3** 3.95m (13')max x 2.57m (8'5") max

Two uPVC double glazed windows to front, single radiator.

**Bedroom 4** 2.61m (8'7") x 2.28m (7'6")

UPVC double glazed window to rear, built-in wardrobe, single radiator.

### Shower Room

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC, heated towel rail, tiled surround, ceiling lights, two uPVC frosted double glazed windows to rear.

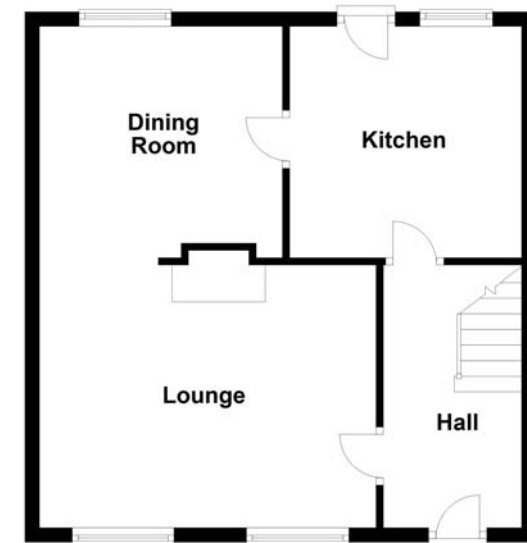
## Outside

The front of the property is mainly laid to lawn with a pathway leading to front entrance door and covered side passage to rear garden. Enclosed rear garden mainly laid to paved with a mixture of shrubs and bushes to border. Access to two outside stores and further outside building with a built-in WC.

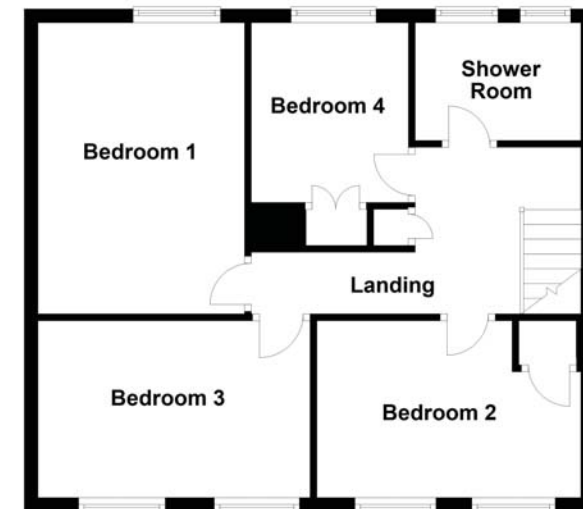
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -