

For Sale

3 Bedrooms Semi Detached

Fountains Place, Eye, PE6 7XX

Three bedrooms semi-detached house situated in a sought-after location of Eye village, consists of lounge, kitchen diner and family bathroom. The property benefits from gas heating and Upvc double glazing. Enclosed rear garden, ample driveway and single garage. NO CHAIN.



Asking price of £215,000 freehold

Homesabout Estate Agents & Lettings Ltd
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Fountains Place, Eye, PE6

**Entrance hall
Lounge**

16'6" x 10'5" (5.03m x 3.18m) Upvc double glazed window to front, fitted gas fireplace with feature surround, laminate flooring, telephone point, TV point, coving to ceiling, door to under-stairs storage cupboard, door to:

Kitchen diner

13'6" x 8'10" (4.11m x 2.69m) Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with ceramic tiled splashbacks, integrated dishwasher, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven with a four-ring gas hob with extractor hood over, two PVCu double glazed windows to rear, radiator, vinyl flooring, coving to ceiling, Upvc double glazed door to rear garden.

**Landing
Bedroom one**

11'7" x 8'10" (3.53m x 2.69m) Upvc double glazed window to front, radiator, telephone point & Television points, full length mirrored sliding door to double wardrobe with hanging rail and shelving.

Bedroom two

10'6" x 7'7" (3.20m x 2.31m) Upvc double glazed window to rear, radiator, laminate flooring, coving to ceiling.

Bedroom three

7'6" x 5'10" (2.29m x 1.78m) Upvc double glazed window to rear, radiator, laminate flooring, coving to ceiling.

Bathroom

Fitted with a three piece suite comprising of a deep panelled bath with electric shower over with folding glass screen, pedestal wash hand basin, close coupled WC, ceramic tiled surround, radiator, coving to ceiling, extractor fan.

Outside

Rear garden

Enclosed rear garden. Laid to lawn. Paved patio area. Side access door to garage.

Front garden

Low maintenance, mainly blocked paved

Single garage and driveway

Ample gravelled drive leads to a single garage with up and over door.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	85	England, Scotland & Wales		EU Directive 2002/91/EC	68

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