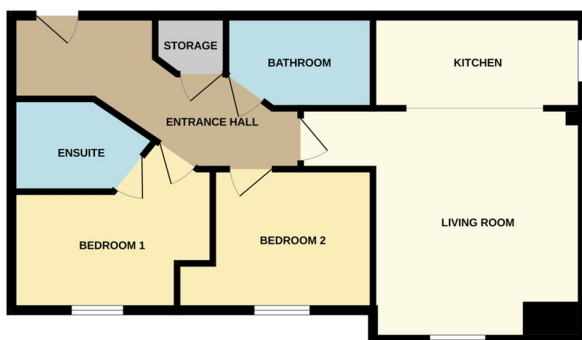




42 Verde Close, Eye PE6 7GR

£140,000



*** NO ONWARD CHAIN *** " Guide price £140,000 - £150,000. Located on the ground floor, this 2 bedroom apartment is located in a cul de sac location in Eye. Featuring an allocated parking space, entrance hall, 2 bedrooms with an en-suite to bedroom one, and a bathroom. The home is immaculately presented and is a perfect first time buy or investment opportunity. Council Tax Band - A / EPC Energy Rating - C "

ENTRANCE

Door to front, radiator and cupboard.

KITCHEN

5' 0" x 12' 5" (1.52m x 3.78m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated hob and oven, space for undercounter washing machine, space for freestanding fridge / freezer, space for dishwasher and wall mounted boiler. Window to side. Open into:

LIVING ROOM

12' 5" (min) (3.78m) 14' 3" (max) x 12' 4" (min) (4.34m x 3.76m) 16' 7" (max) (5.05m) (approx) Two radiators and window to rear.

BEDROOM ONE

8' 7" (max) (2.62m) 8' 1" (min) x 9' 9" (min) (2.46m x 2.97m) 12' 0" (max) (3.66m) (approx) Radiator and window to rear.

EN-SUITE

5' 5" (max) x 6' 5" (max) (1.65m x 1.96m) (approx) Irregular shape. Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Radiator.

BEDROOM TWO

11' 7" (max) (3.53m) 9' 7" (min) x 8' 6" (2.92m x 2.59m) (approx) Radiator and window to rear.

BATHROOM

9' 2" x 5' 1" (2.79m x 1.55m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Radiator.

OUTSIDE

There is one allocated parking space.

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.

AGENT NOTES

The lease details are:

The service charge between 1/1/2025 - 31/12/2025 is £1363.30

The ground rent per year £250.00

The lease length is 125 years from 1 January 2009



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		

