17 Verde Close, Eye PE6 7GR £160,000

*** IDEAL 1ST TIME BUY OR INVESTMENT OPPORTUNITY! *** '' This well presented 2 bedroom property is located in the sought after location of Eye. The property is modern throughout and features a parking space, entrance, lounge/diner, kitchen, 2 bedrooms with an en-suite to bedroom one and a bathroom. There is also a communal garden to the rear. EPC Energy Rating - C/ Council Tax Band - A''.

ENTRANCE
Door to front, cupboard and radiator.

LIVING SPACE
16' 8" (max) x 11' 2" (5.08m x 3.40m) (approx) Two UPVC double glazed windows to front and two radiators.

KITCHEN
9' 8" x 6' 0" (2.95m x 1.83m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated oven, gas hob with extractor fan over, plumbing for a washing machine and space for a fridge/ freezer. UPVC double glazed window to rear.

HALLWAY
Radiator.

BEDROOM 1
13' 5" x 8' 1" (4.09m x 2.46m) (approx) UPVC double glazed window to side and radiator.

ENSUITE
2' 8" (min) x 8' 1"(max) (0.81m x 2.46m) 5' 7" (1.70m)(Irregular shape) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator.

BEDROOM 2
6' 8" (min) x 8' 9"(max) (2.03m x 2.67m) 9' 1" (2.77m)(approx) UPVC double glazed window to side and radaitor.

BATHROOM
5' 5" x 6' 9" (1.65m x 2.06m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath, radiator and cupboard. UPVC double glazed window to side.

OUTSIDE
Communal garden.
One dedicated 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 is 125 years from 1st January 2009 therefore remaining years are 110 years.
The service charge is with Encore the amount is £95.95 per month, The ground rent is £250 for the whole year.
All details are held in branch.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	79	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

1110 Lincoln Road
Peterborough, PE4 6BP
T: 01733 574969