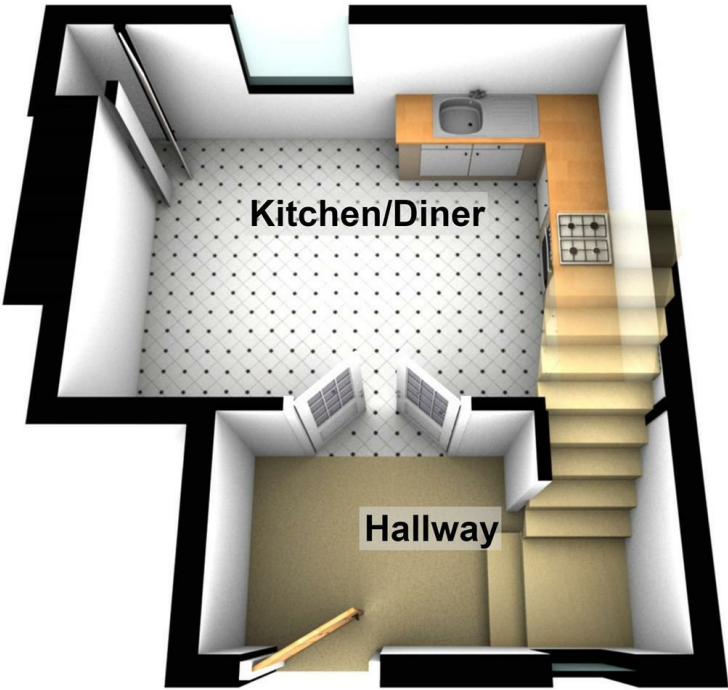


Ground Floor



ENTRANCE HALL

KITCHEN DINER

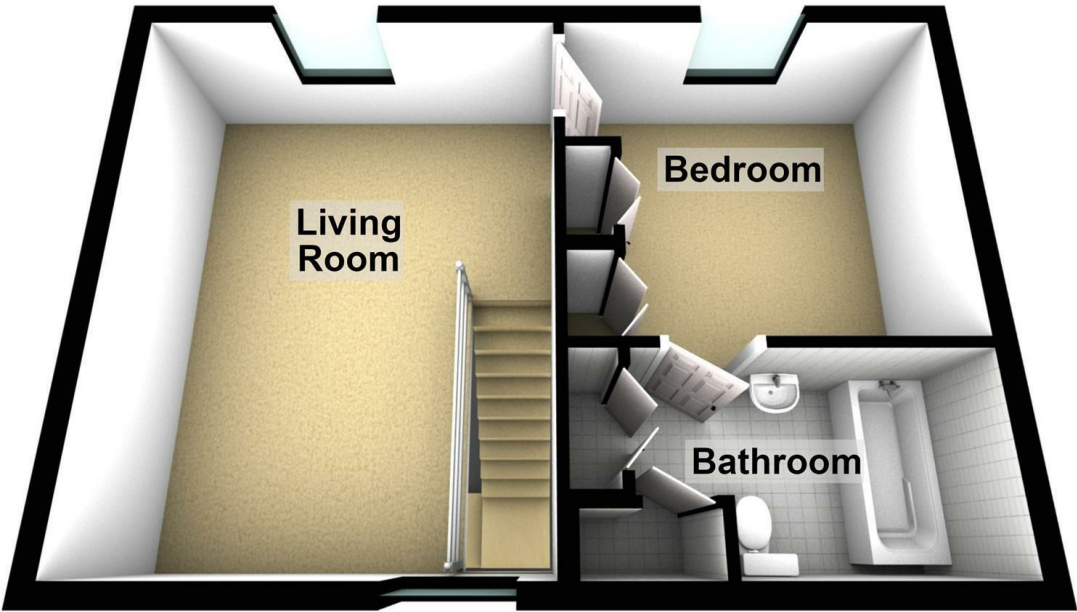
LIVING ROOM

BEDROOM

BATHROOM

GARAGE

First Floor



Bedroom

Bathroom

Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

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PROFESSIONALS

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

woodcockholmes.co.uk

Wh
WOODCOCK HOLMES



29E High Street
Eye, PE6 7UP
£140,000



29E High Street

Eye

PE6 7UP

A beautifully presented one-bedroom maisonette in the heart of Eye village, offering its own private entrance, spacious accommodation over two floors, a garage, long lease and excellent access to local amenities and the A47 – an ideal first-time buy.

- IDEAL FOR FIRST TIME BUYERS
- 998 YEAR LEASE
- SINGLE GARAGE
- ACCOMMODATION SPREAD OVER TWO FLOORS
- WELL-PRESENTED THROUGHOUT
- POPULAR VILLAGE LOCATION
- GAS CENTRAL HEATING
- COMMUNAL GARDENS

Viewings: By appointment

£140,000

- ENTRANCE HALL

5'4" x 10'6" max

Door and window to front, stairs to first floor, access to kitchen diner.
- KITCHEN DINER

10'8" x 14'3" max

Window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer, space for appliances. Feature fireplace area, room for dining furniture.
- LIVING ROOM

16'9" x 12'6" max

Window to front and rear, fitted carpet, radiator, feature fireplace, access to:
- BEDROOM

10'2" x 11'4"

Window to rear, fitted carpet, radiator, fitted double wardrobe x2.
- BATHROOM

5'4" x 9'10" to cupboard

Window to front, fitted three-piece suite with WC, wash hand basin, bath with power shower fitted over, airing cupboard, storage, radiator.



- OUTSIDE

Externally, the property benefits from a single garage with double doors and electricity, located within a nearby block. Residents also enjoy access to a well-maintained communal garden, laid mainly to lawn with a patio seating area, attractive flower beds and mature shrub borders
- COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.
- SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
- MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & WalesEU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & WalesEU Directive 2002/91/EC		