



25 Millfield, Eye

Harrison Edge
Estate Agents

A rarely available 3 bedroom semi detached house requiring modernisation and refurbishment, within short walking distance of the High School. The good layout includes hall, lounge and kitchen dining room along with conservatory to the ground floor. A workshop/shed adjoins the garage.

- Semi detached
- 3 Bedrooms
- Requires refurbishment & updating
- Gas radiator heating
- PVCu double glazed
- Conservatory

Location

25 Millfield can be found on the outskirts of the town. Within walking distance of the town centre facilities, the property is ideally set for those seeking a quality and convenient location ideal for access to the High School, Health Centre and Hospital. This particular house sits well back from Castleton Way with the town's Allotments behind and a view towards the Airfield. Eye is extremely well served by day to day amenities and shops and is renowned for the varied cultural activities which take place throughout the year not least theatre productions, classical music concerts and an annual art exhibition. In addition to the excellent food shops and services, the friendly town is also renowned for shops specialising in antiques and objet d'art. The surrounding countryside is accessible via an excellent network of public footpaths ideal for the Rambler. The wider area contains an array of interesting villages, towns and the Coast is only a 45 minute drive away. For the commuter the mainline rail station at Diss provides services between the Cathedral City of Norwich to the north and London's Liverpool Street Station. Furthermore, Diss offers additional sports' facilities including an 18 Hole Golf Course, Tennis & Squash Clubs, Indoor Swimming Pool and Gyms.

Description

This semi detached house is a type rarely available within Eye and offered for sale with No Onward Chain. Well laid out off a hallway and stairs, the ground floor includes a lounge along with social kitchen diner plus conservatory beyond at the rear. The first floor is laid out to include three bedrooms and bathroom off a landing and stairwell with window at the side providing additional natural light. Gas fired radiator heating is installed with the boiler having been renewed and windows are double glazed within PVCu frames. Set nicely back from the road, the house has parking on the driveway for up to two cars in tandem and the garage at the side has a workshop/shed behind. Presently the property is in need of modernisation and refurbishment making this an excellent opportunity to add value.

Hallway

Approached via a replacement panelled door with twin glazed panels and sheltered by a canopy porch. Stairs rise to the first floor currently fitted with a Stannah stair chair. Double radiator. Coved ceiling.

Lounge 4.04m x 3.94m (13'3 x 12'11)

With window to the front elevation and archway leading through to the kitchen dining room. Useful understairs cupboard. Double radiator. Television point. Wall mounted central heating programmer.

Kitchen Dining Room 4.95m x 2.46m (16'3 x 8'1)

Extending across the rear of the house combining dining with kitchen area. Whilst the kitchen will no doubt be refitted, currently in situ units are fitted in four sections creating a convenient user friendly space with cupboard and drawer storage units beneath worktop along with plumbing for dishwasher, washing machine and space for slot in electric cooker. Fitted concealed extractor hood. Integrated sink with mixer tap and non softened drinking water tap. Upright fridge freezer space. Wall cupboards to match. The original gas fired boiler has been replaced by a Worcester Greenstar boiler supplying domestic hot water and radiators. Double radiator. Coved ceiling. PVCu double glazed window to the garden. A sliding patio door leads through to the Conservatory.

Conservatory 3.28m x 2.03m (10'9 x 6'8)

Of PVCu double glazed framing with a door leading out to the garden. Power & light connected.

First Floor Landing

With built in airing cupboard housing hot water storage tank with immersion heater. PVCu double glazed window to the side elevation.

Bedroom 1 3.12m x 2.92m (10'3 x 9'7)

Fitted with a range of wardrobe cupboards with overhead storage to one wall. A PVCu double glazed window provides a view to the allotments and beyond towards the Eye Airfield. Single radiator. Access to loft space. Coved ceiling.

Bedroom 2 2.87m x 2.64m Min to wardrobes (9'5 x 8'8 Min to wardrobes)

Fitted wardrobes to one wall. Single radiator. PVCu double glazed window to the front elevation.

Bedroom 3 2.29m x 2.26m (7'6 x 7'5)

A well proportioned third room with PVCu double glazed window to the front elevation. Single radiator. Coved ceiling.

Bathroom

Fitted with a suite comprising panelled bath with shower over and screen, pedestal washbasin and low level wc. Tiled splashbacks. Single radiator. Extractor fan. Coved ceiling. Shaver point.

Outside

The house is set nicely back from the cul de sac road behind a lawned garden and driveway featuring a number of established shrubs and specimen tree. The attached GARAGE has a roller door and measures internally 17'3 x 8'6 (5.27m x 2.61m) and has power connected. An internal door leads through to a WORKSHOP/SHED measuring internally 11'10 x 7'7 (3.62m x 2.31m) accessible

also from the garden to where a window provides natural light. Power and light is connected.

The rear garden is enclosed within panel fencing with a gate leading out to the allotments. Previously a former Town Councillor has informed us there is no Right of Way. The garden, as with the house, would now benefit from a scheme of improvement but is in essence, grassed with paved patio and pathway to a side gate. Around the inside of the fence line are plants and shrubs Outside tap. Outside light.

Services

The vendor has confirmed that the property benefits from mains water, electricity, gas & mains drainage.

Wayleaves & Easements

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by

inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address

25 Millfield, Castleton Way, Eye, IP23 7DE

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax

The property has been placed in Tax Band C.

Tenure & Possession

The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings

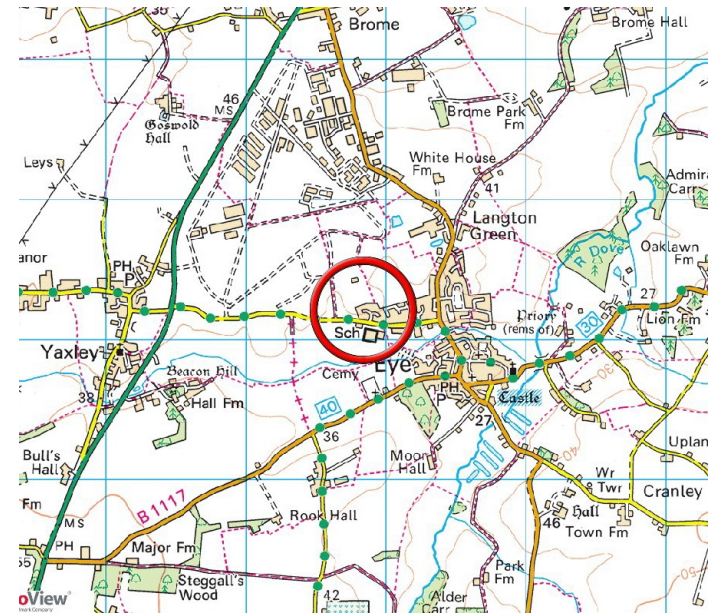
All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing

By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871563

Directions

From the town centre, pass the Town Hall on the left and continue to the crinkle crankle wall turning left into Castleton Way. Opposite the High School turn right into Millfield bearing left. No25 will then be found on the right.

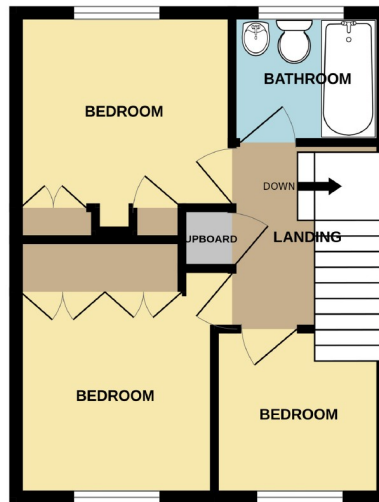
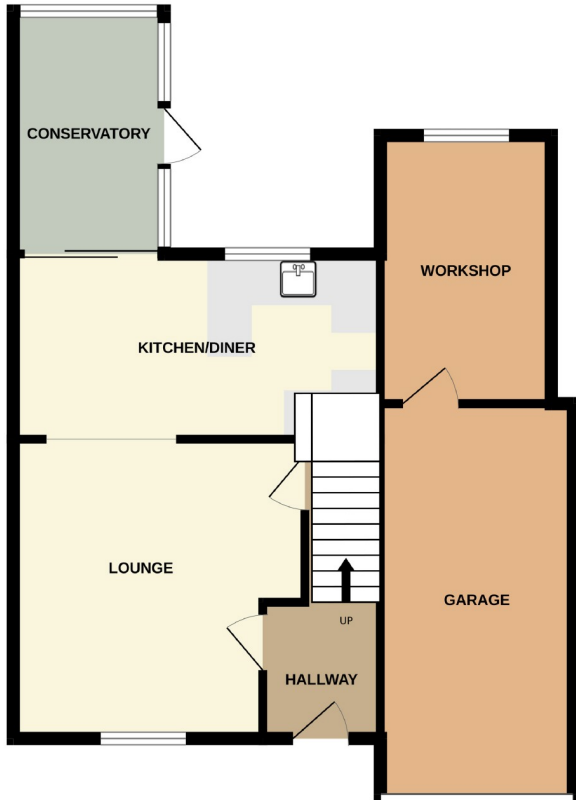


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

25, Millfield Castleton Way EYE IP23 7DE	Energy rating C	Valid until: 2 October 2026 Certificate number: 7108-4099-7261-4276-5940
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Property type	Semi-detached house
Total floor area	66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

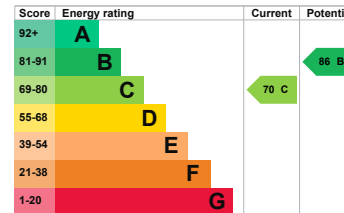
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





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