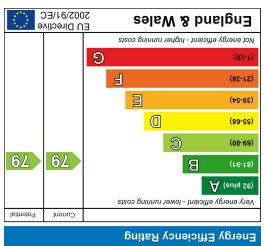
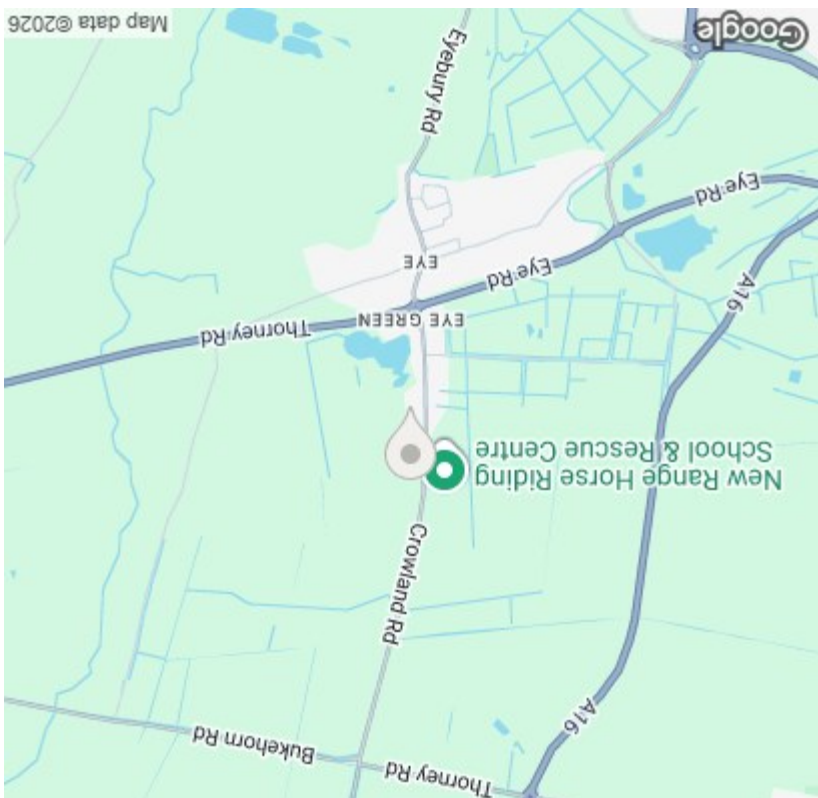


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.



Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

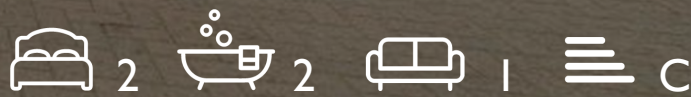
**Viewing**



Verde Close

Eye, Peterborough, PE6 7GR

Offers In Excess Of £125,000 - Leasehold , Tax Band - A



## Verde Close

Eye, Peterborough, PE6 7GR

Ideal for first-time buyers or investors, this well-presented two-bedroom semi-detached maisonette is located in the popular village of Eye, Peterborough. The property offers a modern open living space, two generous bedrooms including a main bedroom with en-suite, and a second bathroom. Additional benefits include gas central heating, double glazing, allocated parking, access to a communal garden, and a quiet residential setting close to local amenities. A low-maintenance home ready to move into or let immediately.

Located in the popular village of Eye, Peterborough, this well-presented two-bedroom semi-detached maisonette on Verde Close offers an ideal opportunity for first-time buyers looking to step onto the property ladder or investors seeking a ready-to-let home. The property features two generously sized bedrooms, including a main bedroom with its own en-suite, providing a practical and desirable layout for both owner-occupiers and tenants. A bright and comfortable reception room creates a welcoming living space, perfect for modern lifestyles, while the contemporary interior throughout ensures minimal work is needed before moving in or letting out. A second bathroom adds everyday convenience, enhancing the home's appeal for sharers, couples, or small households. Outside, the benefit of allocated parking adds real value, while access to a communal garden offers enjoyable outdoor space without the upkeep. Set in a quiet residential location yet close to local amenities and transport links, this low-maintenance property combines village living with strong rental potential. Whether you're buying your first home or expanding your investment portfolio, this is a smart, accessible choice with long-term appeal.

### Entrance Hall

1.33 x 0.97 (4'4" x 3'2")

### Storage Cupboard

1.69 x 1.09 (5'6" x 3'6")

### Lounge Diner

5.08 x 3.39 (16'7" x 11'1")

### Kitchen

2.97 x 1.82 (9'8" x 5'11")

### Hallway

2.11 x 1.05 (6'11" x 3'5")

### Master Bedroom

4.07 x 2.45 (13'4" x 8'0")

### En-Suite To Master Bedroom

0.92 x 2.46 (3'0" x 8'0")

### Bedroom Two

2.07 x 2.79 (6'9" x 9'1")

### Bathroom

2.07 x 1.68 (6'9" x 5'6")

### EPC - C

79/79

### Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.

Years Remaining on the lease - 110 years

Ground rent £250 per annum

Service charge £1100 per annum



### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Lateral Living, Wheelchair Accessible, Wide Doorways  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: Yes  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Communal Car Park Allocated Space  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 1000Mbps  
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**