



42 Millfield, Castleton Way, Eye

Harrison Edge
Estate Agents

A just finished refurbishment of this 2 bedroom modern terraced house features fresh decoration and new floor coverings throughout. The kitchen has built-in appliances including oven, hob with extractor along with an integrated fridge freezer. Likewise, windows and exterior doors were replaced under previous ownership when previously sold by Harrison Edge. A nice touch by the current owners is the inclusion of a three bay wheelie-bin store. Allocated parking is to the side of the terrace.

- Parking
- 3 Space Bin Storage

- Oven, Hob & Extractor
- Fridge & Freezer

- Gas fired radiator heating
- Double glazed windows

Location

42 Millfield can be found just 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, Hospital and Public Transport. Eye is extremely well served by day to day amenities and shops including Nursery, Primary & High School with Sixth Form, Library, Post Office, Pub, Cafes, Supermarkets, Butchers & Bakers. The surrounding countryside is accessible via an excellent network of public footpaths ideal for those with a dog. Equally, the wider area is easily accessed via the neighbouring road network - A140 North/South and A143 East/West. The Coast is also 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

42 Millfield is a mid terraced house constructed in the early 1990's by well known national house builder Persimmon Homes. Designed to provide two first floor bedrooms with bathroom along with an outer entrance porch and allocated parking space, this well planned house will be an ideal first home or equally, a suitable rental opportunity. The current owners have recently carried out an extensive programme of refurbishments including redecoration and laying of new carpets/floor coverings. The front garden space has also been improved and now gravelled setting off the house particularly

nicely. Appliances built in to the kitchen include a single over, four ring hob with extractor along with integrated fridge and freezer. The property is offered for sale with NO ONWARD CHAIN.

Outer Entrance Porch: *4' x 3' (1.22m x 0.91m)*

Approached via a PVCu panelled door with glazed fan light opening to a useful initial area, carpet matted and with window to the front.. Single radiator with Thermostatic Radiator Valve (TRV) and inner door to the remaining accommodation.

Lounge: *15'3" x 11'9" (4.65m x 3.58m)*

A well proportioned room with stairs to one corner rising to the first floor and with a useful open area beneath. Double radiator with TRV, telephone point, recessed ceiling lights. Window to the front elevation.

Kitchen: *11'8" x 7'9" (3.56m x 2.36m)*

Fitted with a stylish range of gloss finish units providing extensive cupboard and drawer storage options at both floor and eye level all set off by contemporary work top and tiling. Built in single oven with gas four ring hob and extractor hood along with stainless steel single drainer sink unit with mixer tap. End cupboards provide housing for an integrated fridge and freezer. A wall mounted Ideal Exclusive 2 gas fired boiler supplies domestic hot water and radiators. Double radiator with TRV. A half glazed PVCu door leads to the garden.

First Floor Landing: Single radiator. Access to roof space. Doors lead off to...

Bedroom 1: *11'8" x 7'10" (3.56m x 2.4m)*

With window to the rear providing an outlook across the garden towards the town. Recessed ceiling lights and dimmer switch. Built in cupboard. Single radiator with TRV.

Bedroom 2: *12' x 6'7" (3.66m x 2m)*

Single radiator with TRV. Window to the front elevation.

Bathroom: Fitted with a suite comprising panelled bath with shower attachment over, pedestal wash basin and low level wc. Smart ceramic tiling to wall and floor along with chrome heated towel rail/radiator. Extractor fan. Shaver point.

Outside: The property has a small gravelled area of garden to the front with footpath to the front door. The main garden lies to the rear and has a gate leading to and from the Mill/Allotment track to the rear. The garden is bounded by close boarded fencing and has an area of decking along with 'Astro Turf' type surface. An outside tap is fitted to the rear of the house and a rear gate makes it convenient for walking to and from town and the parking space at the side of the terrace.

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

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:
<https://checker.ofcom.org.uk/>

Flood Risk: For Flood Risk information paste the following Link into your Browser:

<https://www.gov.uk/check-long-term-flood-risk>

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.

Identification Verification: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity. A fee of £30 inclusive of VAT applies to each Vendor/Purchaser via either of our preferred ID Verification partners, Verify365 or HiPLA.

Postal Address: 42 Millfield, 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 B.

Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings: All items normally designated as 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 871 563

Directions

From the town centre pass the Town Hall, Fire Station and turn left into Castleton Way at the end of the serpentine wall. Proceed uphill turning right, into Millfield, opposite the High School. Bear right to find No.42 on the left.



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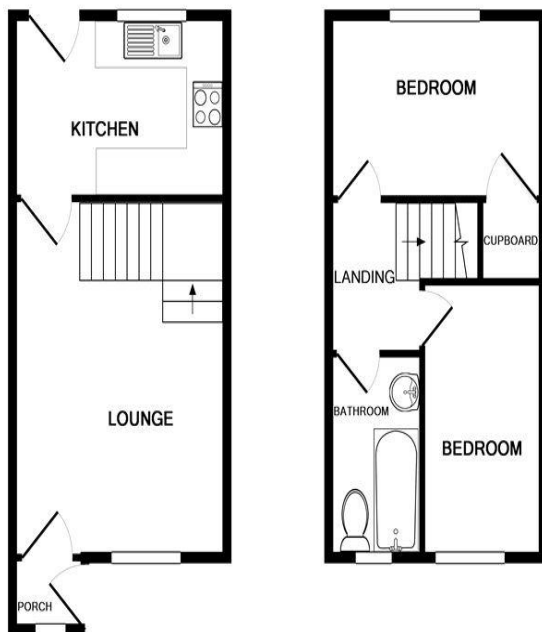
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 283 SQ.FT.
(26.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 271 SQ.FT.
(25.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 553 SQ.FT. (51.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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