

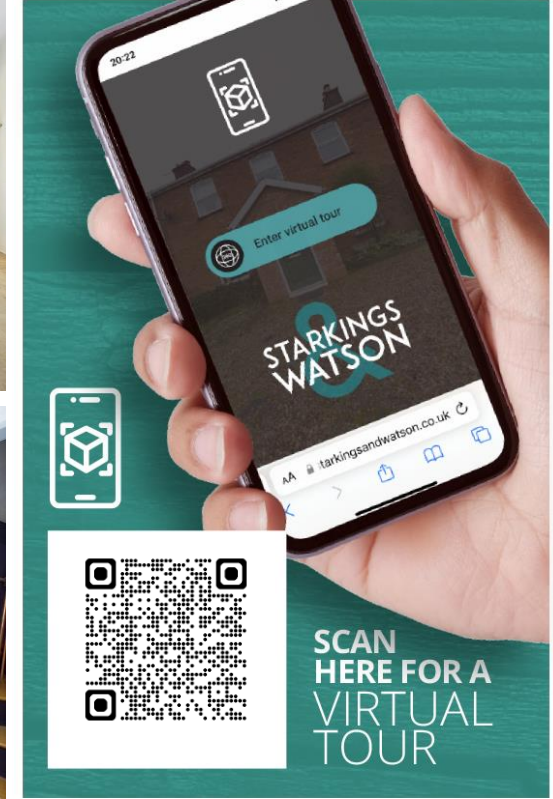
LOWGATE STREET

Eye IP23 7AS

Freehold | Energy Efficiency Rating : F

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PROPERTY



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STARKINGS  
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- Period One Bedroom Cottage
- Town Centre Location
- Ideal Buy To Let Investment
- Main Sitting Room With Woodburner
- Separate Kitchen
- Bedroom, Shower Room & Dressing Room
- Newly Installed Gas Central Heating
- Shared Rear Garden

#### IN SUMMARY

This GRADE II LISTED end terrace COTTAGE boasts QUAIN T ACCOMMODATION with a modern finish. Set within the village of EYE walking distance from the HIGH STREET this property makes an IDEAL STARTER HOME for a first time buyer looking for something a little different! The SITTING ROOM boasts a WOODBURNER and under stairs storage space, EXPOSED TIMBER BEAMS and an opening to the KITCHEN with a modern range of wall and base level units. Ascending the STAIRS TO FIRST FLOOR LANDING which has space for an office or dressing room with BUILT IN shelving and OVER STAIR STORAGE space with the newly installed gas fired boiler. Access is provided to the SHOWER ROOM and DOUBLE BEDROOM. Outside there is a communal garden accessed via TIMBER STEPS, a storage shed and bisected pathway.

#### SETTING THE SCENE

Approached from Lowgate Street and passing through a low level picket gate the front door can be found immediately on your left.

#### THE GRAND TOUR

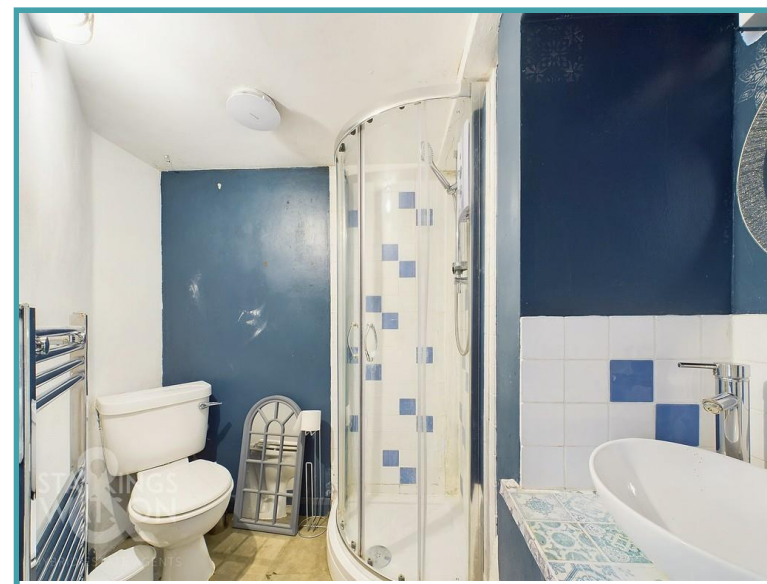
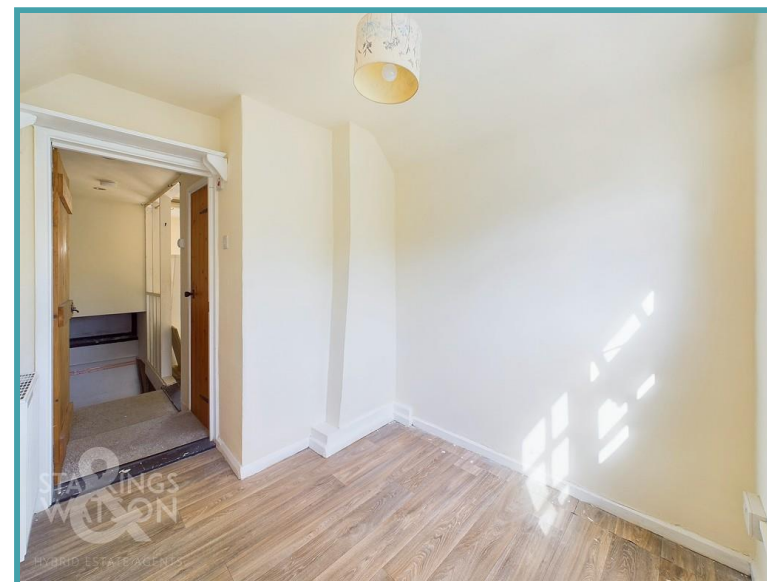
Entering via the main entrance door to the side you enter straight into the sitting room with understairs storage and the fireplace housing a woodburner. There is also access to the kitchen and stairs to the first floor landing area. The kitchen has been re-fitted in recent years and offers a range of units with wood effect worktops over and space for fridge/freezer, washing machine and free standing electric oven. Heading up to the first floor landing space you will find a useful area with flexible usage which could be a dressing room or study. There is a cupboard over the stairs housing the gas fired boiler which is newly installed including the whole central heating system. Off the landing is a shower room and the bedroom to the rear overlooking the rear garden.

#### THE GREAT OUTDOORS

Heading back out the front door and turning left there is access provided to the shared garden which is laid to lawn with some plantings and trees. The garden benefits from the south sun throughout the day as it is elevated and with no neighbouring properties blocking the sun. A timber storage shed can also be found which is for the sole use of this property.

#### OUT & ABOUT

The property is located in Eye, a historic town offering an assortment of local shops and businesses. The local schooling is highly thought of with Nursery to High School ages catered for. Services include health centre, butchers, bakers, deli, supermarkets and



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chemist amongst others. The market town of Diss (approximately 5 miles away) offers an extensive range of further amenities. Diss also benefits from a mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.

#### FIND US

Postcode : IP23 7AS

What3Words : ///bottom.shoelaces.busters

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

There is a flying freehold with this property in which the neighbouring property has a bedroom that is over some of the sitting room. The rear garden is bisected, approached via a timber staircase and is for the adjoining and adjacent cottages to share.

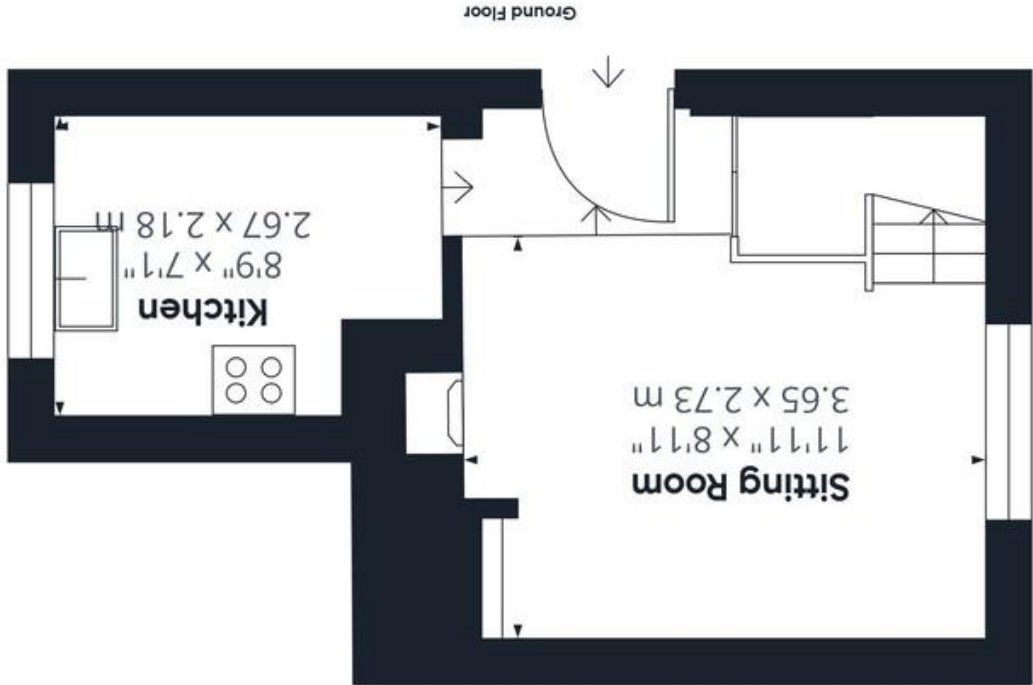
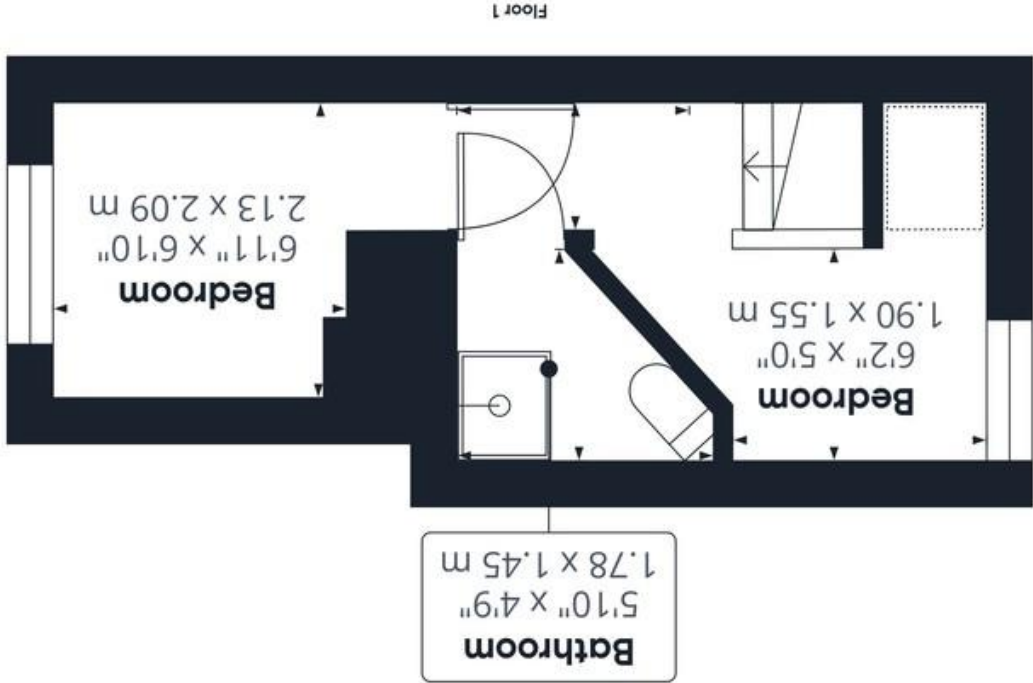
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
331.94 ft<sup>2</sup>  
30.84 m<sup>2</sup>

