



Magdalen Street, Eye - IP23 7AJ



Magdalen Street

Eye

NO CHAIN! Located in a PRIME LOCATION within walking distance to all the amenities of town living, this charming TWO BEDROOM ATTACHED COTTAGE presents an ideal opportunity for first-time buyers or those looking to downsize. Currently tenanted, the cottage could also be purchased with a tenant in situ for buyers looking to invest. Boasting a characterful facade, this property offers a cosy retreat from the hustle and bustle, complete with a sitting room featuring a WOODBURNER, perfect for unwinding on chilly evenings. The kitchen/breakfast room provides a delightful space for meals, and the re-fitted shower room/WC adds a touch of modern convenience to the cottage's traditional charm. Upstairs, TWO AMPLE BEDROOMS offer comfortable accommodation for a small family or visiting guests. With no chain involved, make the move to this quaint abode and settle into its welcoming ambience without delay.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Two Bedroom Cottage
- Sitting Room With Woodburner
- Kitchen/Breakfast Room
- Re-fitted Shower Room/W/C
- Two Ample Bedrooms
- Courtyard Garden To Rear
- Ideal Town Centre Location

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 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.

SETTING THE SCENE

Located in heart of town, to the front there is a main entrance door with a step from the pathway. This leads straight into the main reception room. To the rear there is the benefit of a bisected access for access into the rear garden over the neighbouring cottage.



THE GRAND TOUR

Entering the cottage via the main entrance door to the front you are welcomed by the main reception room with a wooden flooring with brick built fireplace and woodburner as well as stairs to the first floor landing. The main reception room is filled with character and exposed beams. A door leads through to the inner hall with access to the shower room and the kitchen beyond. The shower room has been nicely fitted with attractive tiling and a double walk in shower as well as w/c and hand wash basin. The kitchen/breakfast room to the rear again offers plenty of character with exposed brick wall and tiled flooring. There is a range of wall and base level units with solid worktops over as well as an integrated electric eye level oven, electric hob and space for white goods. You will find space for a dining table to the far end as well as double doors out to the garden beyond.

Heading up to the first floor landing there are two ample bedrooms off the landing, one to the front and one to the rear. The bedroom to the rear offers two double wardrobes and a cupboard with the room to the front also benefitting from fitted wardrobes and exposed timbers.

FIND US

Postcode : IP23 7AJ

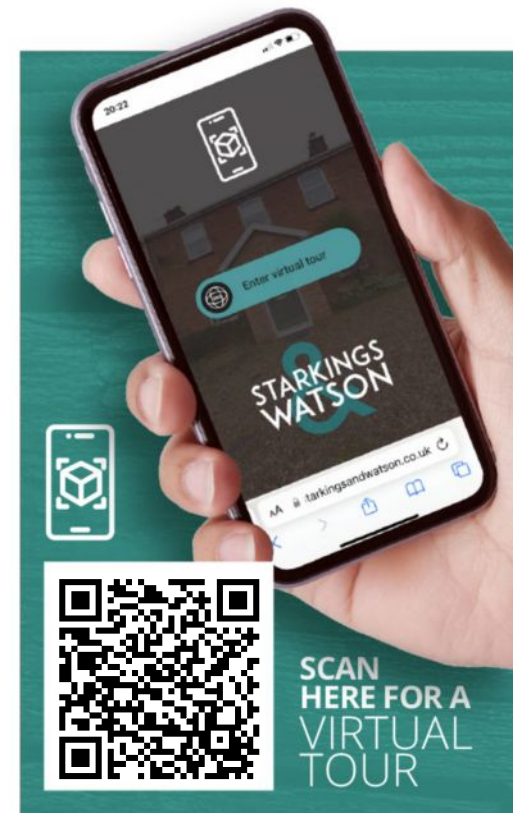
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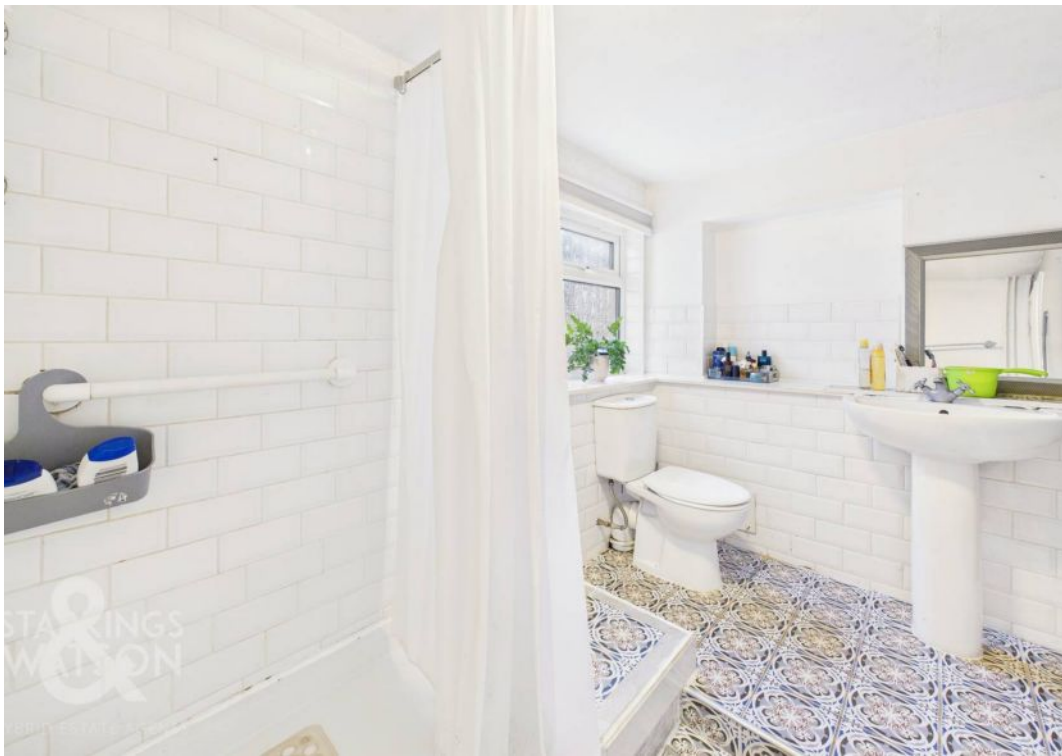
VIRTUAL TOUR

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

AGENTS NOTES

The cottage benefits from mains service as well as a bisected access to the rear providing access to the rear garden.

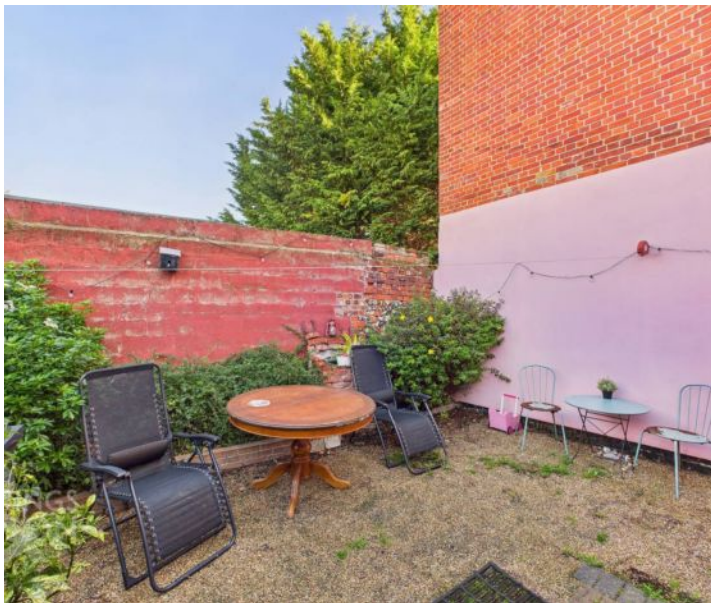


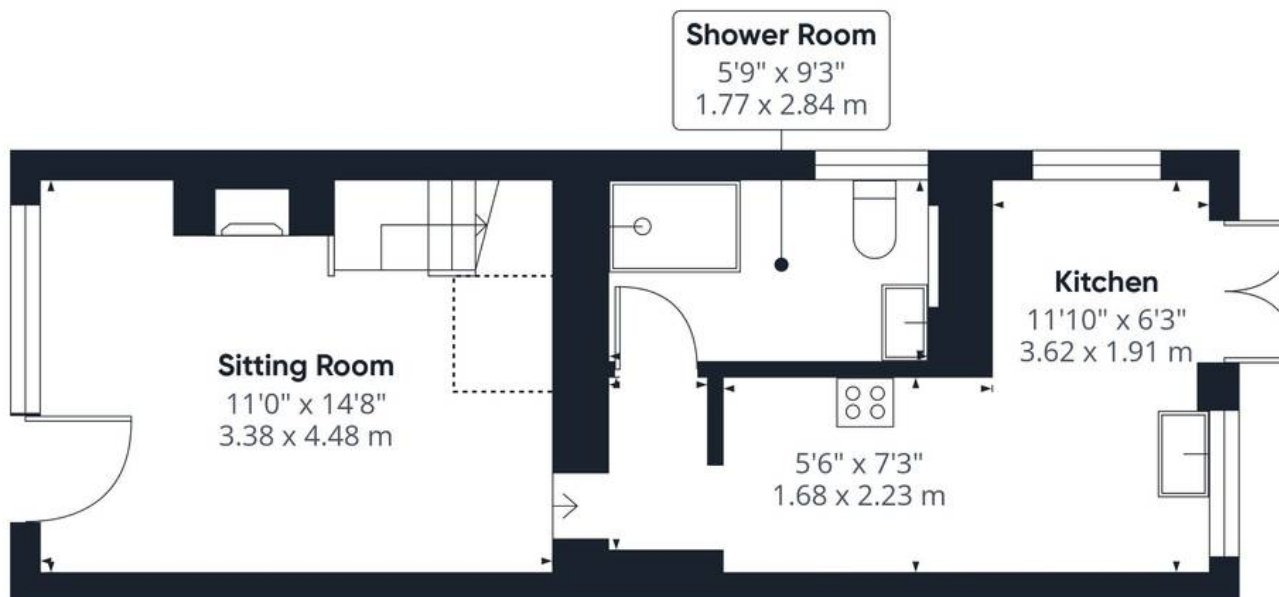




THE GREAT OUTDOORS

The rear offers an attractive courtyard style garden which is mainly laid to shingle with space for a table and chairs. There is a timber shed for storage as well as brick walls enclosing providing plenty of privacy. The bisected access also allows for front to rear access when needed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

608 ft²

56.6 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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