



**Magdalen Street, EYE IP23 7AJ**



**welcome to**

## **Magdalen Street, EYE**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** A mid terraced characterful property situated just a short distance from the town centre enabling access to the many and varied facilities. The property boasts a kitchen/breakfast room, lounge with a wood burner, shower room and two double bedrooms.

### **Location**

The property is a short walking distance from Eye, a lovely historic market town, town centre enabling access to the many and varied facilities on offer. The town has something for everyone including a comprehensive range of shops, schools at Primary, Secondary and Sixth Form level, health centre and bus routes. Positioned centrally within Norfolk & Suffolk the principal towns of Ipswich, Norwich & Bury St Edmunds are all within a similar distance of around 20 miles. Equally, the busy market town of Diss is around 5 miles distant providing, amongst other things, a mainline rail station with commuter service to London Liverpool Street in around 90 minutes, making the area popular and convenient for commuters.

The town itself is essentially self sufficient offering an excellent range of shops and services along with schools at Primary, High and Sixth Form level. Furthermore, a number of cultural activities take place throughout the year including Theatre, Classical Concerts and an Art Exhibition.

### **Accommodation**

#### **Lounge**

11' 2" x 14' 8" ( 3.40m x 4.47m )  
Front aspect double glazed window and wooden door, exposed brick fireplace with wooden mantle piece and tiled hearth housing a wood burning stove, exposed beams, radiator, wooden flooring, stairs leading to the first floor, tv and telephone points.

#### **Kitchen/ Breakfast Room**

13' 5" x 5' 2" ( 4.09m x 1.57m )  
L-Shaped Room

Dual aspect double glazed windows and french doors leading out into the garden. Fitted kitchen with wall and base units, butler sink, marble work surfaces, tiled splashback, exposed beams and brick, tiled flooring, radiator, recessed spot lights, integrated eye level oven with ceramic hob, spaces for dishwasher, fridge/freezer and a washing machine.





### **Shower Room**

Side aspect double glazed window, low level flush wc, wash hand basin, walk in shower cubicle with fully plumbed shower, radiator, part tiled walls and tiled flooring.

### **Landing**

Doors to;

### **Bedroom One**

11' 2" x 12' 1" Into Recess ( 3.40m x 3.68m Into Recess )  
Front aspect double glazed window, exposed beams, radiator, carpet and one built in storage cupboard access to boiler/airing cupboard.

### **Bedroom Two**

10' 2" x 9' 8" ( 3.10m x 2.95m )  
Dual aspect double glazed windows, radiator, carpet, over the stairs storage cupboard, loft access and two built in wardrobes.



### **Outside**

This low maintenance garden is mainly shingle with various mature planted flowers, log store, enclosed via brick garden wall and fencing.

### **Services**

Mains Gas  
Mains Electricity  
Mains Water  
Mains Drainage

**Council Tax Band: B**



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## Magdalen Street, EYE

- \*\*OFFERED WITH NO ONWARD CHAIN\*\*
- Mid Terraced Characterful Cottage
- Kitchen/Breakfast Room With Spaces For White Goods
- Lounge Benefiting From A Wood Burning Stove
- Two Double Bedrooms With Built In Storage Cupboards
- Low Maintenance Rear Garden
- Benefits From Gas Central Heating
- Walking Distance To Eye Town Centre

Tenure: Freehold EPC Rating: Awaited

# £220,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
DSS110175 - 0002

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