



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



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



welcome to
Magdalen Street,
EYE

- Mid Terraced Characterful Cottage
- Offered with no onward chain
- Kitchen/Breakfast Room With Spaces For White Goods
- Lounge Benefiting From A Wood Burning Stove
- Two Double Bedrooms With Built In Storage Cupboards

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£200,000



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Property Ref:
DSS110175 - 0005

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