



**Church Street, EYE IP23 7BD**

**welcome to**

## **Church Street, EYE**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** A mid terraced unique characterful property situated in the heart of Eye. The property benefits from exposed beams throughout, exposed brick fireplace with a wood burning stove, kitchen/diner, two decent sized bedrooms and family bathroom.

### **Location**

Church Street is within walking distance to the town centre enabling access to the many and varied facilities on offer. Whether young or old the town has something for everyone including a comprehensive range of shops, primary and high schools, 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. Broad Street is well placed for the edge of the town with the network of rural footpaths surrounding Eye and directly to open countryside - a haven for walkers and dog owners alike.

The town itself is essentially self-sufficient offering an excellent range of shops, Health Centre, Dentist, Pub, Fish and Chip shop, two takeaways, a Chinese restaurant, Mediterranean Cafe, Cocktail Bar 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**

17' 6" x 11' 10" ( 5.33m x 3.61m )

Front aspect wooden door, two front aspect single glazed windows, exposed brick fire place with a wood burning stove, vertical beam pillar, exposed beams and tiled wood effect flooring with electric underfloor heating.

#### **Kitchen/ Diner**

16' 3" x 11' 3" ( 4.95m x 3.43m )

Rear aspect single glazed window and side aspect door leading to the rear garden. Fitted kitchen with base units, butler wink, work surfaces, electric range cooker, exposed beams, two storage cupboards and original brick flooring. Stairs to first floor.

#### **Landing**

Two double built in cupboards, loft access, exposed beams and doors to;

#### **Bedroom One**

12' 3" x 10' 9" ( 3.73m x 3.28m )

Front aspect single glazed window, exposed beams, panel heater and wooden floor.





### **Bedroom Two**

13' 4" x 6' 8" ( 4.06m x 2.03m )

Front aspect single glazed window, exposed beams, panel heater.

### **Bathroom**

Rear aspect single glazed window, roll top bath with mixer taps and shower attachment, shower cubicle with fully plumbed shower, wc, wash hand basin, part tiled walls, heated towel rail, vinyl floor and exposed beams.

### **Outside**

To the rear of the property there is access over the adjoining garden leading to a semi-detached clay-lump outbuilding.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage

### **Council Tax Band: B**

### **Agents Note**

Prospective purchasers are advised that this property has a flying freehold.

Please call William H Brown on 01379 644719 to discuss this further.



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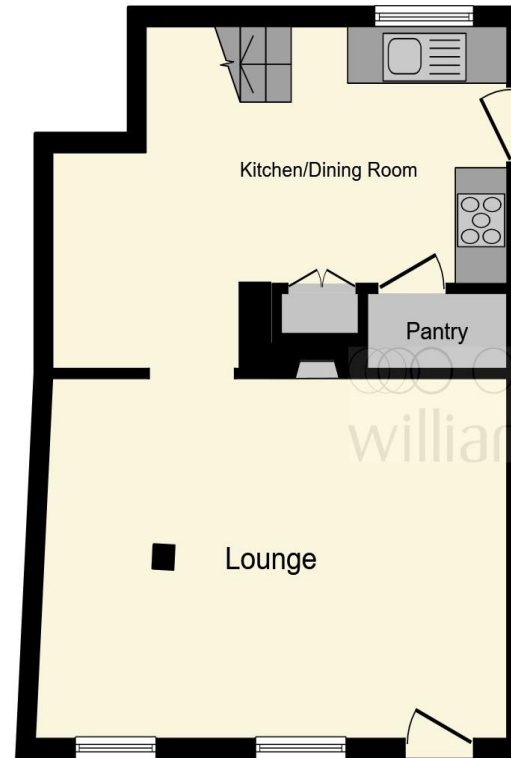
welcome to

## Church Street, EYE

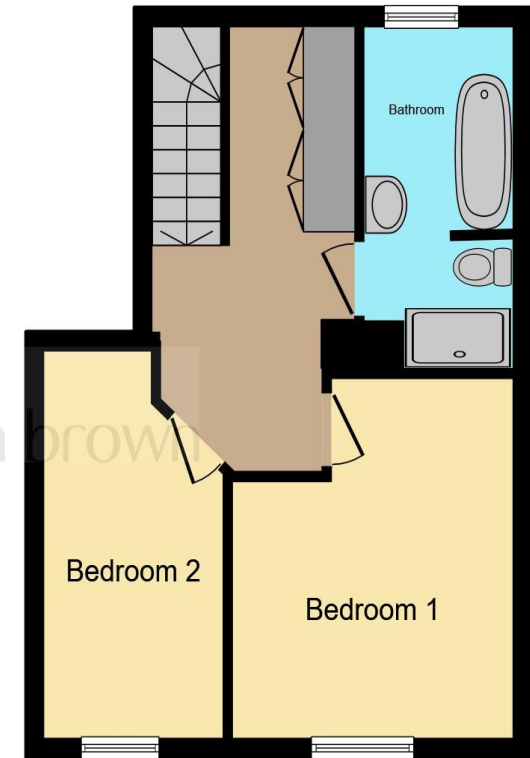
- Mid Terraced Characterful Property
- Lounge With A Wood Burning Stove
- Rear Aspect Kitchen/Diner
- Two Decent Sized Bedrooms
- Family Bathroom
- Clay Lump Outbuilding
- Walking Distance to Amenities
- Offered With No Onward Chain

Tenure: Freehold EPC Rating: F

**£200,000**



**Ground Floor**



**First Floor**

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:  
DSS110534 - 0002

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