



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.

Agents Note

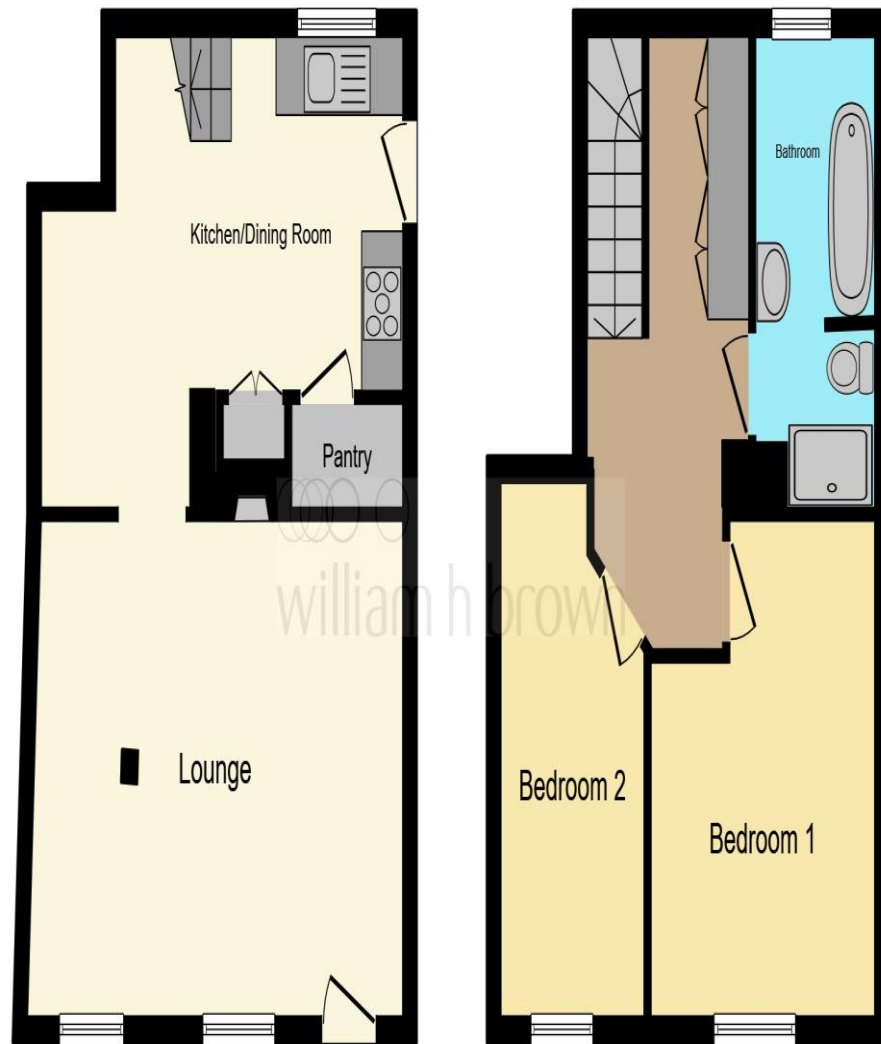
Important Notice:
For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

Agents Note

When setting the guide price, the auctioneers have given consideration to the seller's instructions in



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



welcome to
Church Street,
EYE

- ** Auction Date 18th November **
- GUIDE PRICE £120,000 TO £140,000
- Mid Terraced Characterful Property
- Lounge With A Wood Burning Stove
- Two Decent Sized Bedrooms

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

guide price

£120,000



view this property online williamhbrown.co.uk/Property/DSS110534



Property Ref:
DSS110534 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk