



**2 Old Brew House Court, Eye**

**Harrison Edge**  
Estate Agents

A short walk from the shops, this stylish 3 bedroomed town house offers two reception rooms, well appointed kitchen, ground floor cloakroom, good hallway and landing plus bathroom and en suite shower room. South facing garden plus garage. An ideal home for Over 55's looking to enjoy an independent lifestyle.

- 3 Bedrooms
- Lounge & Dining Room
- Kitchen with appliances
- En suite shower room
- Double glazed & radiator heating
- Garage

### Location

The historic town of Eye is blessed with an array of shops and businesses enabling residents to be essentially self sufficient. With schools, both Nursery, Primary and High, a Health Centre and varied social and recreational opportunities, all age groups are catered for. Old Brew House Court can be found just off Church Street ideally placed away from traffic and a short distance from the many shops and facilities on offer. The excellent shops include for example the friendly 'institution' The Handyman Stores, butchers, bakers, a fine deli, two supermarkets and chemist, complementing those found at neighbouring Diss (approximately 5 miles). Diss is fortunate in being able to offer amongst other things an 18 Hole Golf Course and importantly a well used commuter rail service which runs between the Cathedral City of Norwich to the north and London's Liverpool Street Station. Eye is the perfect location for active retirees wanting an independent lifestyle.

### Description

Owned since new this well planned attached house, one of only two examples within the development, sits particularly nicely having an outlook from the front onto the nicely established and well maintained central gardens. Its pretty frontage with railings and planted shrubs strikes a pleasing note upon arrival as one follows the pathway to the front entrance door beneath the canopy porch. The layout of the interior is built around the long turning hallway from where stairs rise to a roomy and well lit central landing

serving the three bedrooms and bathroom. Downstairs, the layout allows for a good circular flow linking lounge with dining room and returning to hallway where the kitchen sits across with a south facing window onto the rear garden. The stairs sit within a wide stairwell enabling two turns and a gradual rise via two small landing en route to the first floor. A stairwell window serves both the first floor and inner hallway. The roomy first floor includes three good size bedrooms with well appointed bathroom and en suite shower room. The two floors combine to create what I consider to be a 'proper' house and deserving of interest from younger 50' somethings as well as the older retirees.

### Hallway & Porch

The canopy porch with adjacent Store, shelters the main entrance door leading into the L' shaped hallway. An eye catching Amtico floor extends through and incorporates a mat well inside the door. Stairs, in a central stairwell rise to the first floor and include a cupboard beneath. Wall mounted central heating controls and thermostat. Telephone point. Single radiator. Coving.

### Cloakroom

Fitted with low level wc along with pedestal wash basin. Single radiator with thermostatic radiator valve. Extractor fan. Tiled floor. Coving.

### Dining Room 3.38m x 1.98m (11'1 x 6'6)

With window to the front elevation and square opening leading through to the lounge. Television and telephone points. Coving. Single radiator with thermostatic radiator valve.

### Lounge 5.36m x 3.51m excluding bay window (17'7 x 11'6 excluding bay window)

Light and bright as a result of a bay window to the front elevation, light from the dining room along with a set of french windows with side panels onto the south facing garden. Double and single radiators each with thermostatic radiator valve. Coving. Television point etc.

### Kitchen 3.45m x 3.02m Max (11'4 x 9'11 Max)

Well appointed with units in a gloss cream colour finish incorporating cupboard and drawer storage options at both floor and wall mounted levels along with worktop and single drainer sink unit complete with drainer bowl and mixer tap. Water softener and non-softened drinking tap. Built-in dishwasher, Bosch four ring gas hob, chimney hood and Bosch eye level double oven. Plumbing for washing machine and space for upright fridge freezer. Wall cupboards with cornice and pelmet detail along with under lighting. Single radiator. Coving. Recessed ceiling spots. Tiled floor and splashbacks. Window to the rear and an outlook onto the garden and beyond.

### **First Floor Landing**

Central and roomy with good natural light from a stairwell window. Built-in airing cupboard housing Ideal Logic gas fired boiler along with hot water storage tank. Single radiator with thermostatic radiator valve. Access to loft space with drop down hatch.

### **Bedroom 1 3.53m x 3.48m (11'7 x 11'5)**

With dormer type window to the rear with an outlook beyond the garden to Wellington Road and the townscape ahead. Single radiator with thermostatic radiator valve. Television point.

### **En Suite Shower Room**

Fitted with a suite comprising low level wc with concealed cistern and adjacent vanity wash basin with cupboard below. Quadrant shower enclosure. Tiled floor and stylish wall tiles. Vertical heated towel rail radiator with thermostatic radiator valve. Extractor fan. Shaver point.

### **Bedroom 2 3.53m x 3.15m (11'7 x 10'4)**

With dormer type window to the rear with an outlook beyond the garden to Wellington Road and the townscape ahead. Single radiator with thermostatic radiator valve. Television point.

### **Bedroom 3 3.53m x 2.11m (11'7 x 6'11)**

With dormer type window to the front elevation and an outlook to the communal gardens. Single radiator. Television point.

### **Bathroom**

Fitted with a suite comprising panelled bath currently with bath chair in place and shower attachment over. Low level wc and pedestal wash basin. Vertical heated towel rail with thermostatic radiator valve. Tiled floor. Smart wall tiles to match en suite. A dormer type window provides natural light.

### **Outside**

The house is fortunate over neighbouring properties to have a good size front garden set within traditional railings and featuring a number of neat shrubs with low maintenance in mind. The house is also fortunate in having a side gate for easy comings and goings to and from the house and garden. The enclosed, walled with panelled timber sections between piers is the full width of the house and features a paved section alongside prior to gravel and neat and tidy shrubs and specimen tree. A view of the Church tower can be seen from the garden which is rather lovely to see.

Set to the rear of the development are the garages of which No.2 owns one. There is also allocated visitor parking on a first come first served basis. The central communal gardens are a tremendous feature having become established and well tended over the past ten years and of course available for use by the new owners of No.2.

### **Services**

The Vendor has confirmed the property benefits from mains water, electricity, gas and drainage. The Malsters Yard Management Co in which residents hold a Share, charge a Ground Rent of £1 per annum along with a Service Charge currently of £275 per annum to 31st May 2023.

### **Wayleaves & Easements**

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

### **Important Notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are

approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property. See also notes on Viewing below relative to Covid-19.

### **Postal Address**

2 Old Brew House Court, Eye, IP23 7BU

### **Local Authority**

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

### **Council Tax**

The property has been placed in Tax Band D.

### **Tenure & Possession**

The property is for sale FREEHOLD with vacant possession upon completion.

### **Fixtures & Fittings**

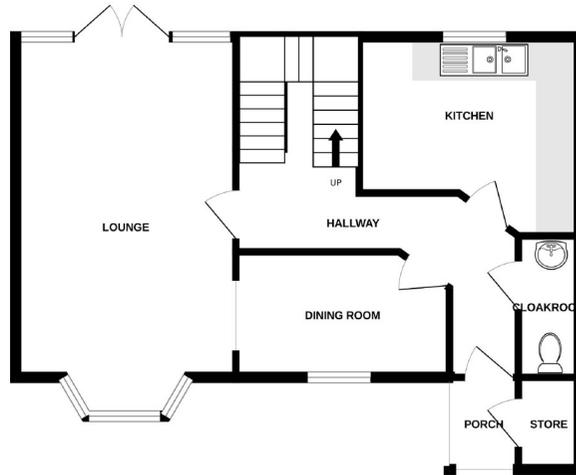
All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

### **Viewing**

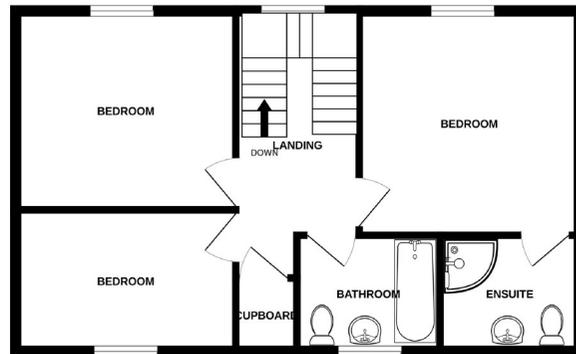
By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563 07542 965 660



GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

2, Old Brew House Court EYE IP23 7BU	Energy rating <b>C</b>	Valid until: 7 March 2024  Certificate number: 0788-2016-7377-2304-6914
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Property type	End-terrace house
Total floor area	102 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

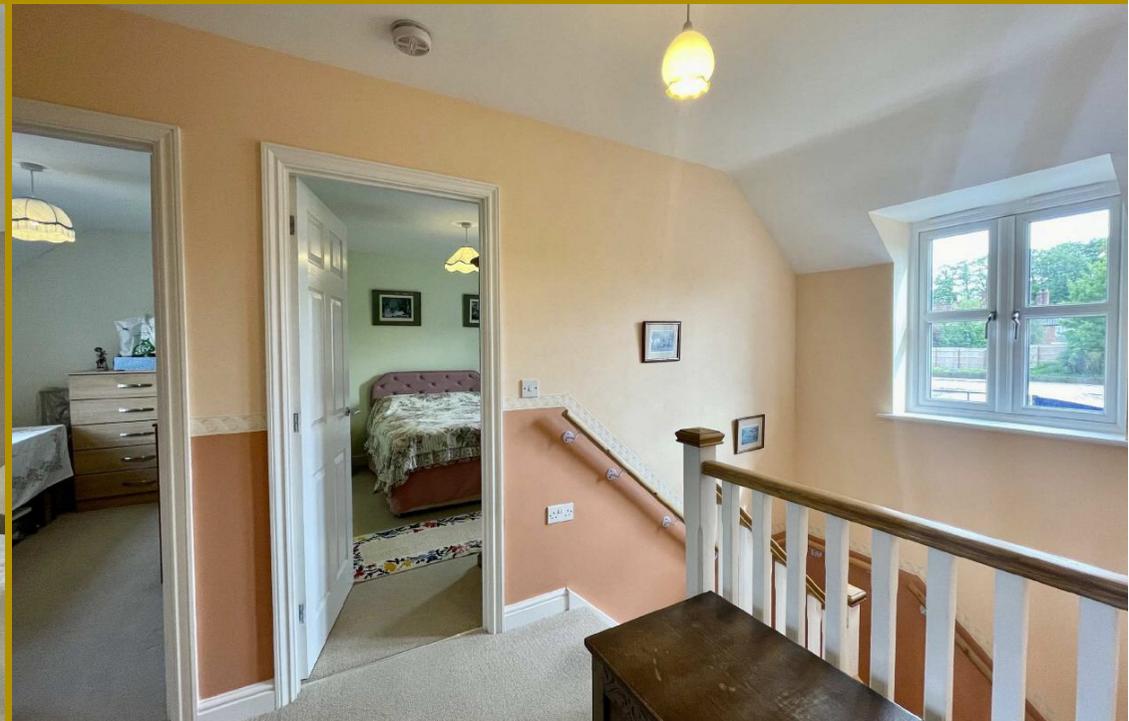
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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