



10 & 12 Ludgate Causeway, Eye

Harrison Edge
Estate Agents

A rare opportunity to acquire a pair of semi detached cottages in need of extensive modernisation and improvement. Situated towards the end of a No Through Lane, the cottages have driveway and gardens behind. Each has two bedrooms plus additional first floor spaces and two ground floor reception rooms .

- Pair of cottages
- In need of modernisation
- Currently 2 bedrooms each
- 2 Reception rooms each
- Garage/Workshop plus sheds
- Driveway to rear

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. The town includes an impressive mix of architecture and interesting buildings especially when one considers the period buildings towards the fine, historic Church. With a tower of 101feet, the renowned Nicklaus Pevsner in The Buildings of England (Suffolk) describes it as "one of the wonders of Suffolk". The excellent shops include for example the friendly 'institution' The Handyman Stores and a butchers, bakers, fine deli, two supermarkets and chemist, complementing those found at neighbouring Diss (approximately 5 miles). Diss offers 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. Ludgate Causeway is a lane about a 10 minute attractive walk from the town centre with a delightful shortcut through the churchyard. At the top of the lane, which is a dead end for motor vehicles, is the long established home of Eye Cricket Club. A number of Public Footpaths lead off the Causeway across the Pennings for example, a Nature Area alongside the River Dove. Equally, the footpath network extends completely around the town making the area a walkers' haven.

Description

The cottages, which were originally Nos. 10, 11, 12 & 13 Ludgate Causeway have been in the same family ownership since 1959. Originally four separate cottages, alterations many years ago created two virtually matching pairs which are now being offered for sale in need of extensive modernisation and improvement with tremendous scope to redevelop, subject to Planning Permission and Building Regulation Approval. Each current cottage has two bedroom spaces along with first floor bathrooms and landings. The ground floors comprise two reception room areas in each with kitchens to the rear along with ancillary spaces. A driveway to the left end of the row leads to the rear and a parking area along with a number of outbuildings including a Garage/Workshop. There is NO ONWARD CHAIN.

10 & 11 Ludgate Causeway

Sitting Room 3.73m x 2.95m (12'3 x 9'8)

With ledged outer door and casement window to the front elevation. Glazed tile fire surround and hearth to a fireplace with former back boiler along with cupboard to the right hand side. A stairwell door opens to a staircase rising to the first floor accommodation and a further door leads to the Kitchen at the rear.

Kitchen 7.42m x 1.42m (24'4 x 4'8)

With two windows to the rear elevation along with a door leading to the rear porch. Stainless steel single drainer sink unit. Electric cooker point. Worktop. Cupboard housing hot water storage tank with fitted immersion heater. Built-in cupboard to under stairs.

Dining Room 3.73m x 2.92m (12'3 x 9'7)

With second glazed tile fire surround and hearth with a Parkray fire in situ along with a cupboard to the left hand side. Single radiator. Further outer door.

Rear Lobby & WC 3.89m x 2.34m (12'9 x 7'8)

With outer door and to one side a Cloakroom with low level wc.

First Floor Landing 4.29m x 1.83m (14'1 x 6')

With window to the rear elevation. A doorway leads through to further landing space along with to the side...

Bedroom 3.84m x 2.59m (12'7 x 8'6)

With window to the front elevation. Single radiator. Built-in cupboard.

Landing 2.24m x 1.83m (7'4 x 6')

With window to the rear elevation. Cupboard housing redundant water tank.

Bedroom 3.89m x 2.59m (12'9 x 8'6)

With window to the front elevation. Built-in cupboard. Single radiator.

Bathroom

Currently fitted with a suite comprising panelled bath, low level wc and pedestal wash basin. Window to the rear.

12 & 13 Ludgate Causeway

Sitting Room 4.45m x 4.19m (14'7 x 13'9)

With cottage casement window to the front elevation along with a further window to the rear and featuring a red brick chimneybreast and Villager woodburning stove set on a brick hearth. An opening has been formed to the side of the chimneybreast combining the two reception rooms as almost one room. An outer door is one of four doorways to the front elevation. The ground floor has a good headroom of approximately 2.15m.

Dining Room 3.71m x 2.92m (12'2 x 9'7)

Featuring further red brick chimneybreast with bricked up former fireplace. Cottage casement window to the front elevation. Ledged outer door and a further doorway to the Kitchen.

Kitchen 3.38m x 1.42m (11'1 x 4'8)

Fitted with stainless steel single drainer sink unit with Santon Aquarius water heater. Worktop with drawer stack. Electric cooker point. Understairs recess. Two cottage casement windows to the rear elevation and classic 'bead & butt' timber door leading to the rear porch.

Rear Porch 3.28m x 2.34m (10'9 x 7'8)

With plumbing for washing machine. Outer door.

First Floor Landing 4.24m x 1.85m (13'11 x 6'1)

With cottage casement to the rear elevation and door leading through to...

Bedroom 3.76m x 2.64m (12'4 x 8'8)

With window to the front elevation. Built-in cupboard.

Further Landing

With window to the rear elevation. Open cupboard. Doors lead to both the remaining bedroom and bathroom.

Bedroom 3.89m x 2.59m (12'9 x 8'6)

With window to the front elevation Built-in cupboard. Semi vaulted ceiling and exposed floorboards.

Bathroom

Fitted with wash basin, low level wc and period roll top bath set on ball and claw feet. Exposed studwork. Exposed floorboards and semi vaulted ceiling. Window to the rear elevation.

Outside

The two cottages have a driveway at the left hand end of the row leading to an area of hard standing behind. An apron of semi hard standing extends across the front of the terrace. The sizeable plot contains a number of former garage spaces and sheds which in the short term will no doubt be of use to the renovator. The main GARAGE/WORKSHOP building has an up and over door plus side door and an internal measurement of approximately 22'4 x 12'1 (6.83m x 3.7m) with glazing along one side and the rear. The garden also contains a CEDAR GREENHOUSE.

Services

Mains water and electricity are connected along with a private Klargestep septic tank installed in around 2000. A second earlier septic tank from the 1960s is also in situ.

Agents Note

Due to the properties currently being two separate dwellings an EPC exists for both. In addition to the EPC illustrated in these particulars for No.11 an EPC for No.12 also exists showing F 23/57.

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.

Postal Address

10 - 12 Ludgate Causeway, Eye, IP23 7NH

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone:+44 (0) 300 123 4000

Council Tax

Both cottages have been placed in Tax Band B.

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.

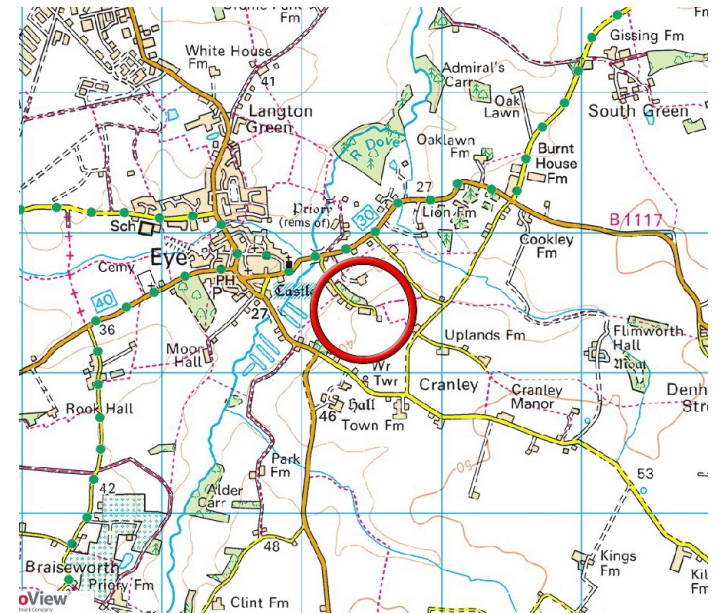
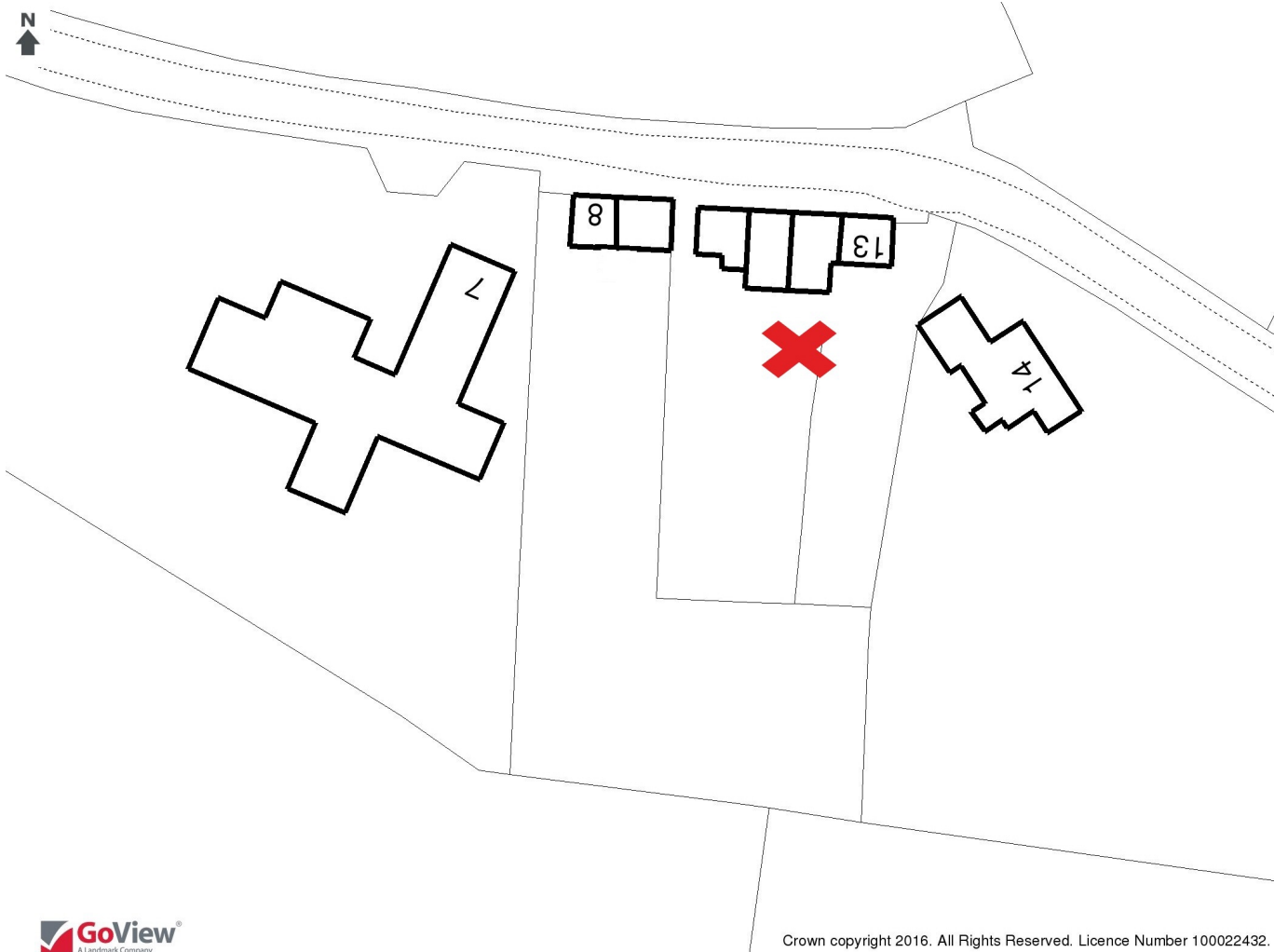
Viewings

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

Directions

From the Town Centre head towards the Church following the B1118 on past to Abbey Bridge. Immediately over the bridge turn right into Ludgate Causeway and carry on to the top of the hill. The cottages will be found on the right.

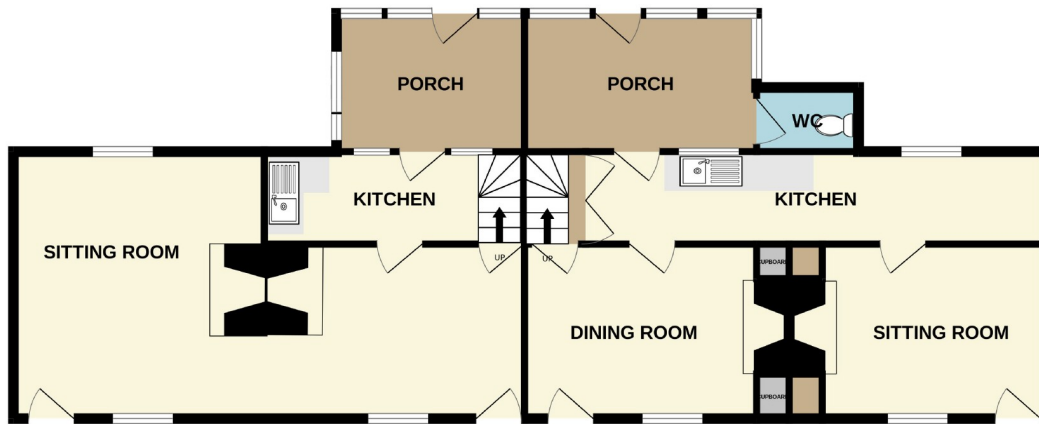




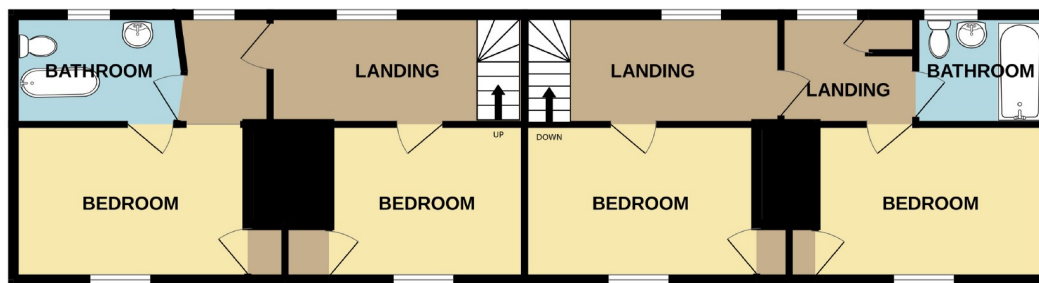
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F			
(1-20) G		22	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 1761 sq.ft. (163.6 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)

11 Ludgate Causeway EYE IP23 7NH	Energy rating F	Valid until: 6 March 2034 Certificate number: 0310-2023-1370-2704-0505
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Property type	Semi-detached house
Total floor area	90 square metres

Rules on letting this property

! You may not be able to let this property

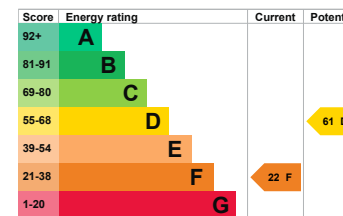
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be D.

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



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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