



# 9 Lowgate Street

Eye, Suffolk IP23 7AS

ML Property are delighted to offer for sale this period Grade II listed 1/2 bedroom mid terrace cottage located close to the town centre of Eye. The property which is offered with No Onward Chain represents an ideal first time buy or investment purchase.

guide price OIEO  
**£140,000**

## at a glance...

- Period mid terrace cottage
- Located close to the town centre of Eye
- 1 bedroom with further room (restricted head room) that could be a small bedroom/study or cot room
- Ideal first time buy or investment purchase
- Period features
- Outside store
- Offered with No Onward Chain





The quaint cottage which boasts many period features affords the following accommodation - sitting room and kitchen on the ground floor and on the first floor there is a main bedroom, a second bedroom with restricted head room and a shower room. Externally the property has no garden space but access to an outside store.



## location

The property can be found within walking distance of the town centre facilities, the property is ideally set for those seeking a quality and convenient location ideal for access to the High School, Health Centre and Hospital. Eye is extremely well served by day to day amenities and shops and is renowned for the varied cultural activities which take place throughout the year not least theatre productions, classical music concerts and an annual art exhibition. The wider area contains an array of interesting villages, towns and the Coast is only a 45 minute drive away. For the commuter the mainline rail station at Diss provides services between the Cathedral City of Norwich to the north and London's Liverpool Street Station.

## services

Mains water, drainage and electricity. Heating is provided by electric heaters

### Local Authority

Mid Suffolk District Council - Council Tax Band A

### Internet speed

Superfast Broadband is available - information from the ofcom website.

### Mobile Coverage

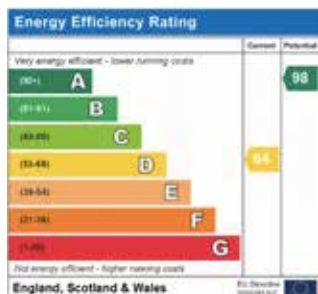
Most networks are likely available - information from the ofcom website.

### Flood risk

Very Low - information from .gov.uk.

Material information brochure attached.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



Material Information brochure.



## accommodation

|                 |                             |
|-----------------|-----------------------------|
| Sitting Room    | 3.35m (11'0) x 4.15m (13'7) |
| Kitchen         | 4.07m (13'4) x 1.51m (4'11) |
| Bedroom         | 2.27m (7'5) x 3.63m (11'10) |
| Bedroom 2/Study | 1.54m (5'0) x 2.90m (9'6)   |
| Shower Room     | 2.66m (8'8) x 1.29m (4'2)   |



PART OF THE 3 POINT PROPERTY GROUP

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