

Castle Street, Eye IP23 7AW

Guide Price

£199,750

Whittley Parish

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- No onward chain
- Prime central position within town
- Off-road parking & carport
- Low maintenance courtyard garden
- EPC Rating D
- Council Tax Band A

Situated in the heart of town, this property enjoys a prime position just a short stroll from the high street and the surrounding rural countryside. Eye, a historic market town on Suffolk's northern border, is set within the picturesque Waveney Valley. The town offers an excellent and diverse range of day-to-day conveniences, including independent shops, a small supermarket, a pub, coffee shops, and takeaways to name a few. Hartismere School provides secondary education, while St Peter and St Paul CE Primary School covers primary education. You'll also find a health centre, a library, a police station, a retained fire station, and a community hospital that opened in 2012. Eye sits just four miles south of Diss, which offers a wider range of amenities, including a mainline railway station with regular services to London Liverpool Street and Norwich. The A140 connects with Norwich which is around 27 miles to the north and Ipswich respectively 25 miles to the south.

This building dates back to the 1800s and was later converted into residential accommodation in the early 1990s. It now offers spacious living space of 750 sq ft, heated by a gas-fired central heating boiler via radiators. The accommodation is well laid out, with a generously sized reception room at the front of the building. This room could be split into two separate spaces if required and features an attractive Art Deco fireplace as its focal point. The kitchen/diner, located to the rear, offers ample storage and space for white goods, with a stable door leading to the carport and off-road parking.
Upstairs, you'll find two bedrooms. The main bedroom, at the front, is large enough to be divided into two separate rooms, thanks to its size and window layout, a partition wall would still allow both resulting rooms to have their own windows. The second bedroom, to the rear, is a good size in its own right, with space for a double bed. Completing the first floor is a bathroom with a three-piece suite in white.













Outside, the property benefits from off-road parking within a carport shared with neighbouring properties, located at the rear of the building. A low-maintenance courtyard garden, enclosed by picket fencing, completes the space to the rear.

AGENTS NOTE: The property is situated within a conservation area.

LIVING ROOM: - 4.65m x 4.78m (15'3" x 15'8")

KITCHEN/DINER: - 3.38m x 4.22m (11'1" x 13'10")

FIRST FLOOR LEVEL - LANDING:

BEDROOM: - 2.92m x 5.84m (9'7" x 19'2")

BEDROOM: - 3.30m x 2.77m (10'10" x 9'1")

BATHROOM: - 1.65m x 2.41m (5'5" x 7'11")

SERVICES:
Drainage - mains
Heating - gas
EPC Rating D
Council Tax Band A
Tenure - freehold



Floor 0



Floor 1

Approximate total area(1)

758 ft²

Reduced headroom

2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Viewing Arrangements

Strictly by Appointment
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