



Magdalen Street, Eye - IP23 7AJ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Magdalen Street

Eye

NO CHAIN! WELCOME TO THIS SPACIOUS AND VERSATILE TWO BEDROOM GROUND FLOOR FLAT, ideally positioned in the HEART OF THE TOWN CENTRE and close to a convenient local bus route. Step inside to discover TWO GENEROUS DOUBLE BEDROOMS, both offering ample space for relaxation and storage, perfect for sharers or those seeking a guest room or home office. The property features a LARGE KITCHEN/DINER WITH PLENTY OF STORAGE, providing abundant cupboard and worktop space for culinary enthusiasts, and a SEPARATE SITTING ROOM (ideal for entertaining or unwinding in comfort). A LARGE SHOWER ROOM with basin and WC completes the interior. The property's layout flows beautifully from the welcoming sitting room to each principal room, ensuring a sense of privacy and ease of living throughout. With its TOWN CENTRE LOCATION, you are perfectly placed for shops, cafes, and transport links, making this an IDEAL FIRST HOME, DOWNSIZE, OR INVESTMENT OPPORTUNITY. To the rear of the block you will also find a single garage providing the ideal spot for storage or parking a car off road.



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: F

- Ground Floor Flat
- Two Double Bedrooms
- Large Kitchen With Plenty Of Storage
- Separate Sitting Room
- Large Shower Room With Basin And WC
- Garage To Rear With Green Space Beyond
- Ideal Town Centre Location
- Close to local Bus Route

The property is located in Eye, a historic town offering an assortment of local shops and businesses. The local schooling is highly thought of with Nursery to High School ages catered for. Services include health centre, butchers, bakers, deli, supermarkets and chemist amongst others. The market town of Diss (approximately 5 miles away) offers an extensive range of further amenities. Diss also benefits from a mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.



SETTING THE SCENE

The apartment block can be found on Magdalen Street in the heart of Eye. The main front door leads to a communal hallway with the door to the apartment found on the right as you enter. The parking area and garages can be found to the rear with a single garage owned by the apartment.

THE GRAND TOUR

Entering via the main entrance door to the front you enter into the main sitting room with a window to the front and a feature fireplace. A door leads through to the inner hallway with access to all further rooms. The second bedroom is found to the front with space for a double bed and plenty of natural light. The shower room is spacious with a double shower, w/c and hand wash basin. The main bedroom is located to the rear. The kitchen/diner is the final room with space for a dining table. The kitchen offers a range of wall and base level units with rolled edge worktops over and integrated oven and grill as well as electric hob and space undercounter for white goods. There is also a fitted airing cupboard.

FIND US

Postcode : IP23 7AJ

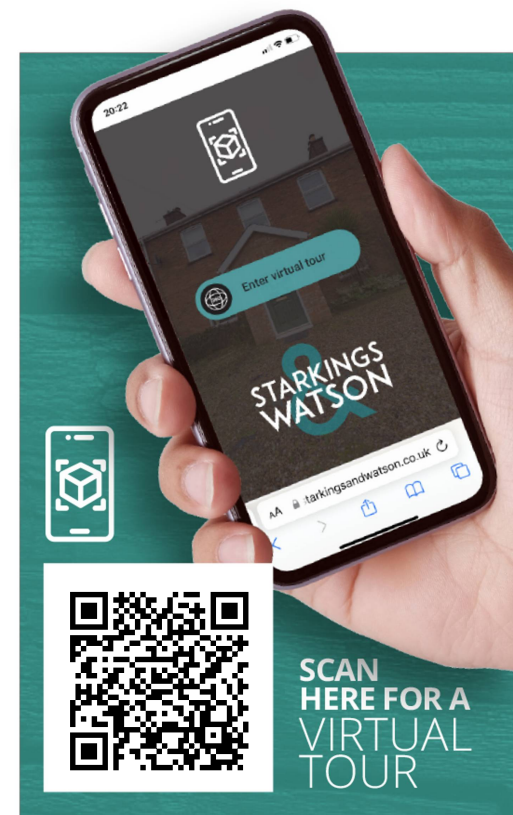
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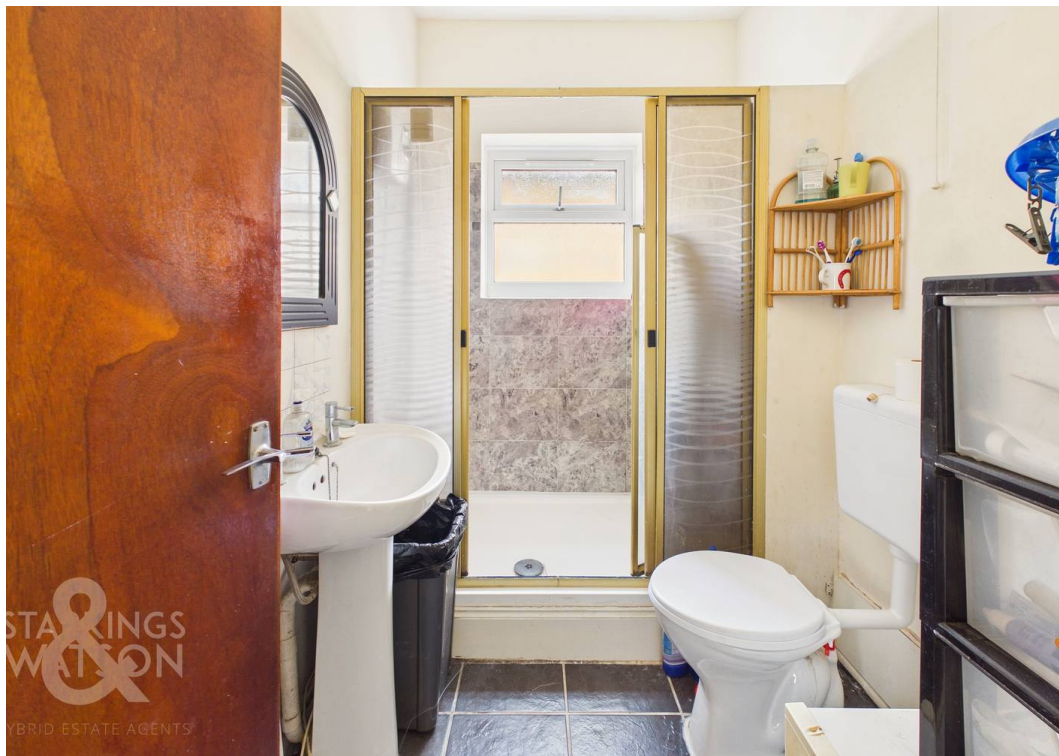
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised the flat is held on a leasehold basis with a 1/6 share of the freehold of the building. The lease is 999 years from conversion in 1978. There is a service charge in place for £40 pcm which includes buildings insurance.

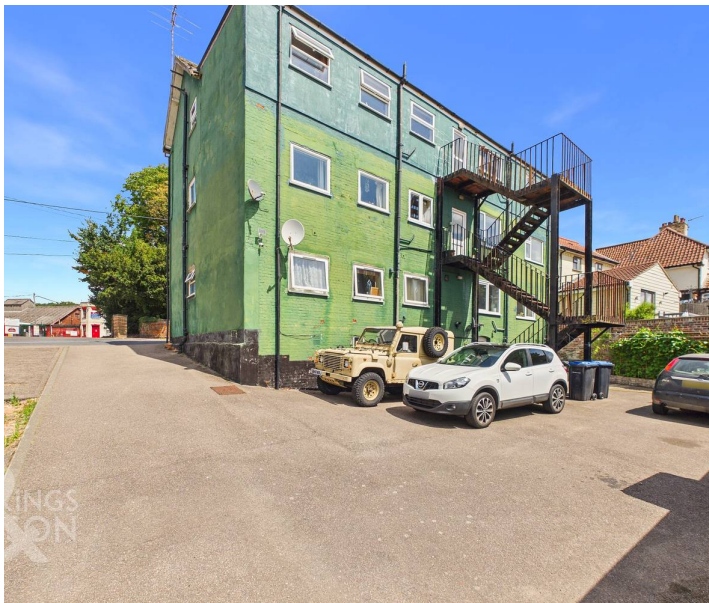


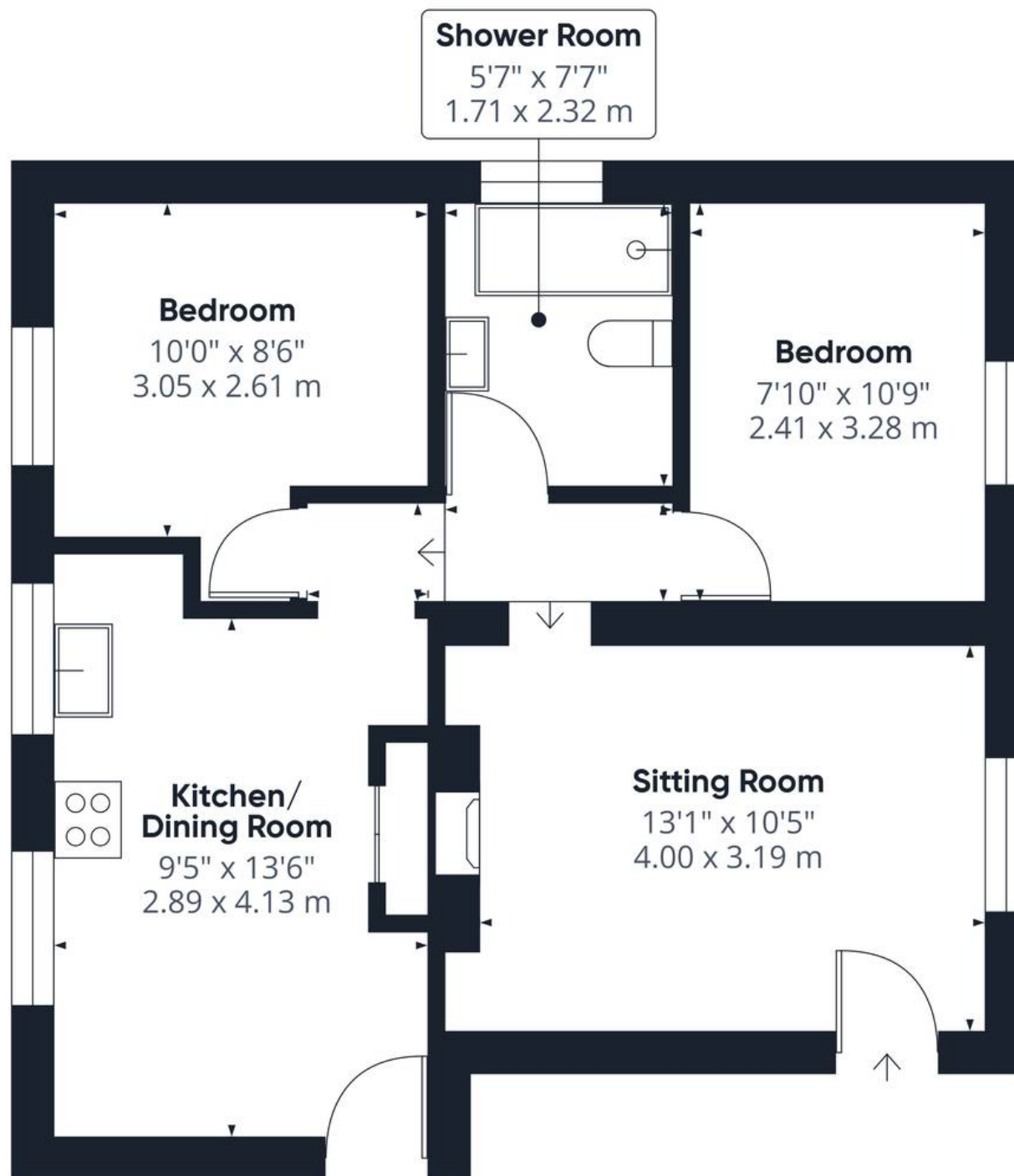




THE GREAT OUTDOORS

Although there is no private outside space with this property, there is a Garage to the rear with an up and over door, suitable for a vehicle or extra storage. Behind the Garages is open green space. There is also access to a communal basement.





Approximate total area⁽¹⁾

516 ft²

48 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.