



Lowgate Street, Eye - IP23 7AS



Lowgate Street

Eye

NO CHAIN! A UNIQUE OPPORTUNITY to acquire this CHARMING ONE BEDROOM END OF TERRACE GRADE II LISTED COTTAGE, offered with NO CHAIN and ideally positioned in the HEART OF THE TOWN CENTRE. This property has been NEWLY RENOVATED THROUGHOUT, presenting a FRESH AND CONTEMPORARY INTERIOR while retaining its PERIOD CHARACTER. Step through the front door into the INVITING MAIN SITTING ROOM, an ideal place to relax or entertain, with a feature fireplace and characterful beams (perfect for cosy evenings in). The SEPARATE KITCHEN to the rear is stylishly appointed, offering ample space for cooking with modern fittings and space for appliances. Upstairs, the DOUBLE BEDROOM provides a tranquil retreat with generous proportions and plenty of natural light, while the FAMILY BATHROOM is finished to a high standard, featuring a modern suite. This well-presented home is PERFECT FOR FIRST TIME BUYERS or INVESTORS seeking a ready-to-move-into property in a sought-after location, with every convenience of the town centre just moments away.



The cottage benefits from an electric central heating system and to the rear you will also find shared gardens providing the ideal space to sit out.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- End Of Terrace Grade II Listed Cottage
- Ideal Town Centre Location
- Newly Renovated Throughout & Well Presented
- Main Sitting Room To Front & Separate Kitchen To Rear
- Double Bedroom & Family Bathroom On First Floor
- Shared Rear Gardens
- Perfect For First Time Buyers Or Investors

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

Approached using Lowgate Street in the heart of Eye, the main entrance door can be found to the front leading into the front reception room. There is a side passage to the side of the cottage leading to the shared gardens.

THE GRAND TOUR

Entering the cottage via the main entrance door to the front, a step leads down to the main accommodation with a focal fireplace and stairs to the first floor. A door leads from the reception to the kitchen with a range of wall and base level units and wood effect worktops over as well as a free standing electric oven and space for fridge and washing machine. a door leads out to the gardens beyond.

Heading up to the first floor landing there is a door to the bathroom and a door to the main bedroom. The bathroom benefits from a shower, w/c and wash hand basin also. The bedroom offers a built in cupboard with electric heating system and hanging space also. All floorings within the cottage are newly laid and all walls freshly decorated. The central heating is provided by a wet electric boiler with immersion tank also.

FIND US

Postcode : IP23 7AS

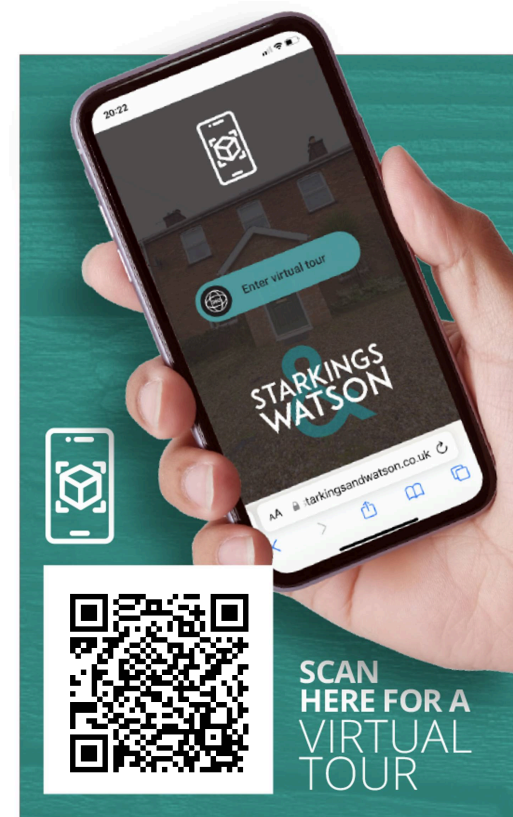
What3Words : ///bottom.shoelaces.busters

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the cottage is Grade II Listed. The rear garden is bisected, and shared with the two neighbouring dwellings with a shared responsibility.



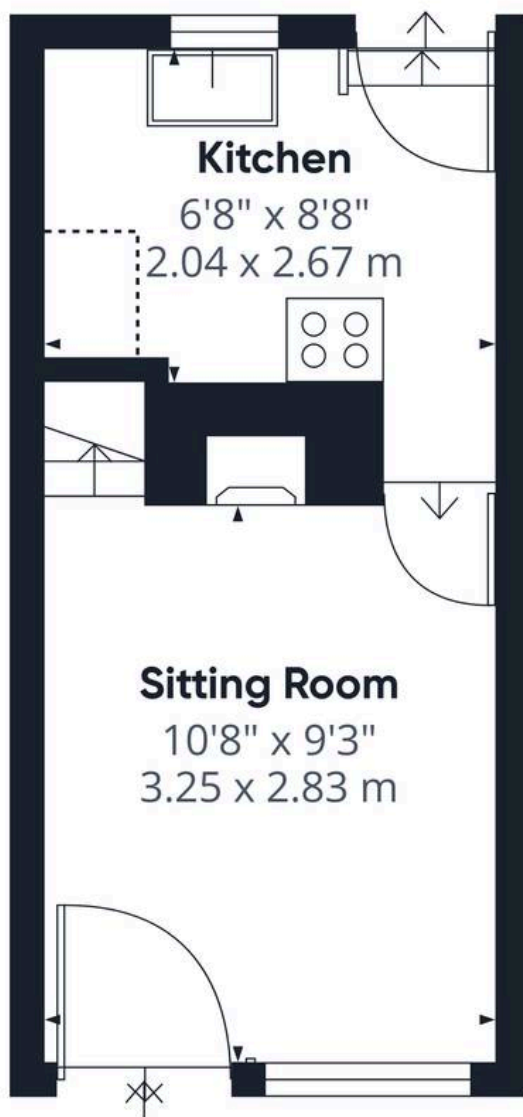




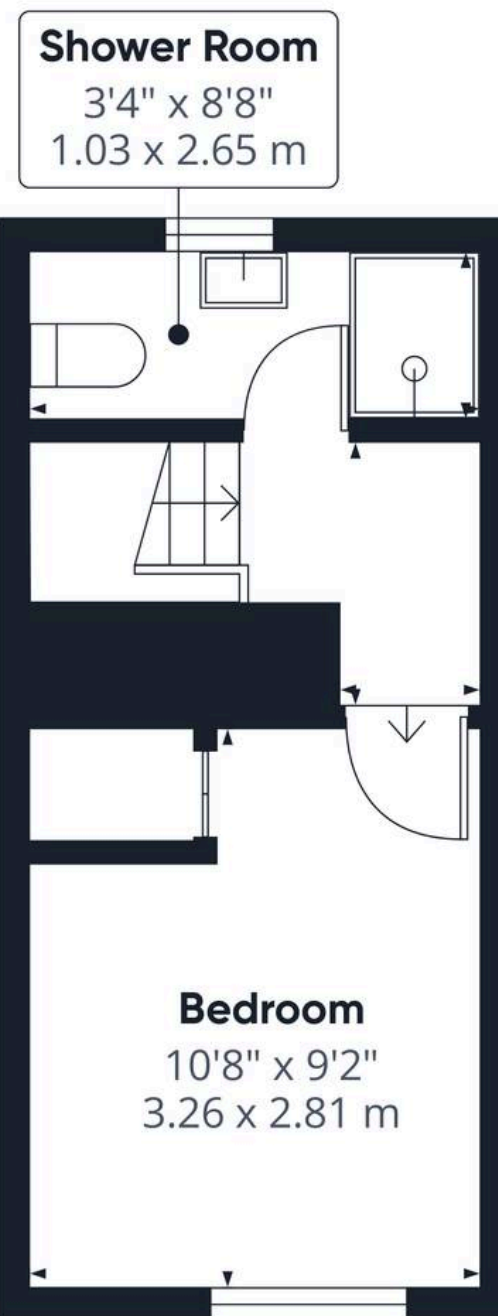
THE GREAT OUTDOORS

Stepping out of the kitchen rear door, you will find a small courtyard ideal for a bistro set to enjoy a coffee, with outside lighting. The neighboring property has permitted access to their back door when necessary. Going up some steps, a shared garden awaits shared with both neighbours either side. Surrounded by mature hedges, this is an ideal spot to sit and enjoy a quiet coffee, or even place some tables and chairs for entertaining friends.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

313 ft²
29.2 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.