



27, Magdalen Street, Eye

Harrison Edge
Estate Agents

This semi detached townhouse is within walking distance of the town centre amenities and offers stylish 3 bedroomed living space with many great features.. Parking lies to the rear of the garden, nicely tucked away off the road.

- 3 Bedrooms
- Superb Kitchen Dining Room
- Cloakroom
- First Floor Bathroom
- Double glazed & radiator heating
- Off-road Parking

Location

The historic town of Eye has been described by a national newspaper as one of the top 100 Glories of Secret Britain. It 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 historic mix of architecture and interesting buildings especially when one considers the impressive properties 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 cottage is found at the lower half of Magdalen Street but still a proverbial stone's throw from town centre facilities as well as the open countryside and footpaths across fields. Equally the property is only a short distance from the many shops and facilities on offer. The excellent shops include for example the friendly 'institution' The Handyman Stores, two butchers, bakers, a fine deli, two supermarkets and chemist, complementing those found at neighbouring Diss (approximately 5 miles). Diss is fortunate in being able to offer 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.

Description

27 Magdalen Street is the clever creation of the previous owner who took the period house, returned it two cottages and extended to the rear, the result being a superb pair of cottages each with their own identities. Owned since 'new' by our clients, this super stylish property offers three first floor bedrooms and bathroom along with a ground floor comprising sitting room, cloakroom and stunning kitchen dining room complete with bi-fold doors onto the garden. All windows are double glazed including sash type windows and gas fired radiator heating installed throughout. Outside, the rear garden wraps around the building and beyond lies parking spaces for each of the two cottages. The striking kitchen features not only an island unit with quartz stone worktop and built-in appliances including fridge and freezer, dishwasher, 5-ring hob and eye level double oven plus microwave.

Entrance Porch

Approached via an exterior Storm Porch, a traditional outer door with glazed pane opens to an initial area complete with Cloaks Cupboard to one side. A smart oak boarded floor leads through to the Sitting Room and oak doors match throughout.

Cloakroom

Fitted with a stylish suite comprising low level wc and matching basin on wash stand with pillar tap. Single radiator with thermostatic radiator valve (TRV). Extractor fan. Tiled floor.

Sitting Room 3.68m x 3.66m (12'1 x 12')

Featuring a red brick chimneybreast and fireplace complete with smart wood burning stove set on a slate hearth. Two sash type windows provide natural light from the front elevation set off by oak topped sills. Two wall lights combine with television point and sockets etc plus stylish vertical radiators. Stairs rise to the first floor with an area beneath for storage.

Kitchen Dining Room 4.95m x 3.58m (16'3 x 11'9)

A stunning space with bi-fold doors leading onto the garden flooding the space with natural light and with ample room for a good size table and chairs. Units, in an appealing duck egg blue finish with cup handles, sit to one side incorporating an initial island with the sink leaving the remaining wall fitted units to provide worktops. Beneath a combination of cupboards and drawers provide storage plus integrated dishwasher and to one corner the integrated fridge and freezer. A built-in eye level double oven and grill with microwave is complemented by an adjacent 5-ring hob with

chimney hood above. Tiled splashbacks and under lit shelves complete the picture along with a tiled floor. Further details comprise USB power socket, vertical radiator and Baxi Duo gas fired boiler supplying domestic hot water and radiators.

First Floor Landing

A gallery landing extends around the stairwell and incorporates a built-in cupboard. Recessed ceiling lights and matching oak type doors leading off.

Bedroom 1 3.61m x 2.97m (11'10 x 9'9)

Found at the rear of the cottage this double room has vaulted ceiling showing exposed timbers for added character. Glazed balcony french windows open to a Juliet rail and further window set to one side. Double radiator (TRV), television point and USB power socket.

Bedroom 2 3.66m x 2.74m (12' x 9')

A semi vaulted room with chimneybreast providing added character plus window to the front elevation. Single radiator (TRV).

Bedroom 3 2.13m x 1.96m (7' x 6'5)

Semi vaulted again and with window to the front elevation. Single radiator (TRV).

Bathroom

A great bathroom laid with Edwardian style tiled floor and with suite comprising stylish wide basin, off the floor and with similarly cool mirror complete with integrated lighting, pillar tap and drawer beneath. Low level wc and P' shaped shower bath complete with Grohe twin head shower. Stainless steel vertical radiator. Window to the side elevation. Extractor fan.

Outside

The gravel driveway leads off the road serving both cottages and leading to each of the two parking spaces. The space belonging to No.27 is the left hand side of the pair. A rear gate, in addition to a side gate, leads into the garden lawned and with the paved patio adjoining the cottage working well with the bi-fold doors into the Kitchen Dining Room. The garden is enclosed with close-boarded fencing and an outside double power point has been thoughtfully included. The cottage sits slightly down from street level with a couple of steps to the Storm Porch.

Services

The vendor has confirmed that the property benefits from mains water, electricity, gas and drainage.

Agents Note

The area of ground to the rear of the driveway and which will be seen upon viewing, has Planning Permission for a single dwelling.

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. See also notes on Viewing below relative to Covid-19.

Postal Address

27 Magdalen Street, Eye, IP23 7AJ

Council Tax

The property has been placed in Tax Band B.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Tenure & Possession

The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings

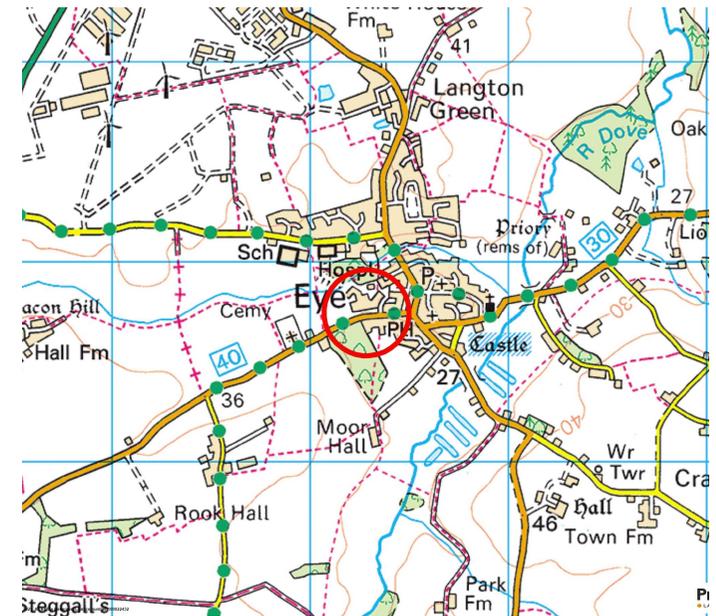
All items normally designated as vendors' fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Directions

Turn into Magdalen Street from the Town Centre and No. 27 will be found at the far end of the road on the left not quite past the factory opposite.

Viewing

By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563 07542 965 660 *** Covid-19 - No more than two related viewers will be admitted to the property and assurances must be provided neither party has Covid-19 symptoms or has suffered from the illness. Viewers must bring with them appropriate PPE. ***



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





TOTAL FLOOR AREA: 780 sq.ft. (72.4 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)

27, Magdalen Street EYE IP23 7AJ	Energy rating C	Valid until: 26 March 2027 Certificate number: 0152-2803-7473-9823-5721
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Property type	Semi-detached house
Total floor area	72 square metres

Rules on letting this property

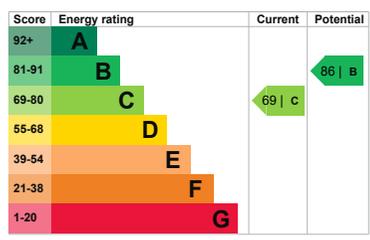
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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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