



**31 Victoria Hill, Eye**

**Harrison Edge**  
Estate Agents



A classic 'double bay' style detached house set within a sizeable plot and requiring considerable modernisation and repair to include consideration for demolition. The 3 bedroom interior shows extensive signs of structural movement. That said, the property represents a rare redevelopment opportunity within Eye.

- Approximately 0.2Acre
- 3 Bedrooms
- 2 Reception rooms
- Requires modernisation & repair
- Obvious structural defects
- No onward chain

### Location

31 Victoria Hill sits behind a hedged frontage and private driveway leading off the road and over a small bridge. The plot sits adjacent to what is currently open farmland which extends to the former WWII airbase. This farmland is the subject of Planning Permission for nearly three hundred new homes, accessed principally from Castleton Way opposite the High School. Victoria Hill provides a lovely walk into town via Lambseth Street serving as a taster for the Listed architectural gems spread around the Georgian town. The Conservation Area starts at the juncture of Lambseth Street and Victoria Hill and is noted for the impressive serpentine or crinkle crinkle wall of Chandos Lodge, former home of Sir Frederick Ashton, and the picturesque Almshouses. It leads into the commercial centre of the town at Broad Street and onto Church Street and Castle Street providing lovely walks around the outline of the former motte & bailey castle, passing the Guildhall, Stayer House and the fine parish church which Nicklaus Pevsner in his work, *The Buildings of England* describes as "one of the wonders of Suffolk". This historic town is blessed with an array of shops and businesses enabling residents to be essentially self sufficient and was voted one of the 10 best places to live in Britain. Eye is also renowned for the varied cultural activities which take place throughout the year not least theatre productions, up to date films, classical music concerts and annual art exhibition. In addition

to the excellent food shops and services, the friendly town is also renowned for antiques and objets d'art. The surrounding countryside is accessible via an excellent network of public footpaths ideal for the rambler and dog owner with the wider area containing an array of interesting villages, and towns.

### Description

This classic mid century style detached house is believed to have been constructed in the 1930's and is a popular style which continued through the 1950's and 60's. It is remarkable to think this house is likely to have witnessed the USAAF comings and goings from the airfield beyond through its short operational period towards the end of WWII. Now vacant the property not only requires complete modernisation but also structural repair as will be evident from the extensive cracking, some of which is apparent within the properties photo collection. It may well prove new owners look to demolish the existing building having gained Planning Permission in order to create and build their own design. The accommodation currently offers hallway with stairs, two reception rooms, kitchen with rear porch and pantry off, first floor landing with three bedrooms, bathroom and separate wc. The plot extends to approximately 0.2 Acre (0.08 Hectare).

### Recessed Entrance Porch

A classic design statement of this period and with original part glazed door leading through to the Hallway.

### Hallway

With stairs rising to the first floor accommodation with stairwell lit from a window within the right hand side flank wall. Understairs cupboard. BT Openreach telephone socket. Early Heatstore night storage heater.

### Lounge 3.84m x 3.66m Excluding bay (12'7 x 12' Excluding bay)

With bay window to the front elevation providing an outlook to the front garden and leafy setting. A classic period tiled chimneypiece with timber mantel surround serves a presently sealed open fireplace. Picture rail.

### Dining Room 3.66m x 3.35m (12' x 11')

With further glazed tiled fire surround with hearth to a presently sealed open fireplace. French windows (presently boarded) would have led out to the gardens at the rear.

**Kitchen 2.72m x 2.26m (8'11 x 7'5)**

Fitted with Belfast sink, Heatrae Sadia water heater. electric cooker point, wall cabinet. A side window currently provides an outlook to open farmland, In addition a doorway leads out to the rear porch and 'outside' STORE, A further opening leads to a useful Pantry with shelving, window to the rear and access to a single storey loft space.

**First Floor Landing**

Stairs from the ground floor hallway rise up passing the stairwell window, to a practical sized landing providing access to all spaces.

**Bedroom 1 3.81m x 3.66m Excluding bay (12'6 x 12' Excluding bay)**

With further glazed tiled chimneypiece and hearth. Picture rail.

**Bedroom 2 3.68m x 3.35m (12'1 x 11')**

Window to the rear.

**Bedroom 3 2.57m x 1.80m (8'5 x 5'11)**

Window to the front elevation. Picture rail.

**Bathroom**

Fitted with panelled bath and Shanks wash basin. Heatrae water heater over bath. Dimplex wall fire. Window to the rear.

**Separate WC**

With low level wc and a small window to the side elevation.

**Outside**

The house is set well back from the front laurel hedge and gateway enabling a sizeable front lawn and length of driveway which leads to the attached SINGLE GARAGE. Access at both sides lead around to the rear garden where a number of trees and shrubs have become established. The front

garden area is also well set off by specimen trees which combine visually with the leafy setting of Victoria Hill. Beyond the house lies a concrete sectional GARAGE plus timber shed. Adjoining the rear of the house and integrated with the rear porch and pantry is a nearby second STORE.

**Services**

The vendor has confirmed the property benefits from mains water, electricity & drainage. Gas is available from the Public Highway but not connected.

**Agents Note**

A Structural Engineers report has been commissioned and is available for inspection at the offices of Harrison Edge, Eye. The report indicates the damage is potentially due to trees and their effect on ground conditions.

**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**

31 Victoria Hill, Eye, IP23 7HL

**Local Authority**

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

**Council Tax**

The property has been placed in Tax Band D.

**Tenure & Possession**

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

**Fixtures & Fittings**

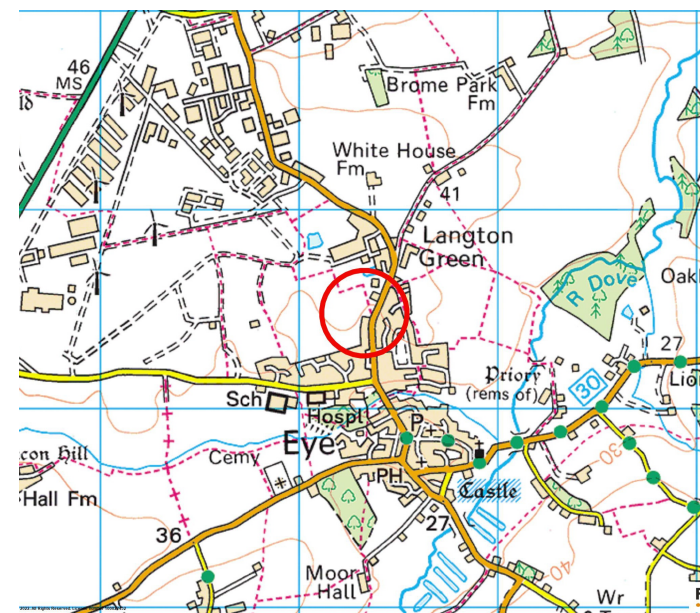
All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

**Viewings**

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. \*\*\*

**Directions**

31 Victoria Hill is easily found from the Town Centre, heading along Lambseth Street past the Fire Station and famous Serpentine wall. Continue uphill past the turning into Castleton Way and along past the run of detached notable properties leading out of the town. No.31 is the last of these before the opening to the farmland.



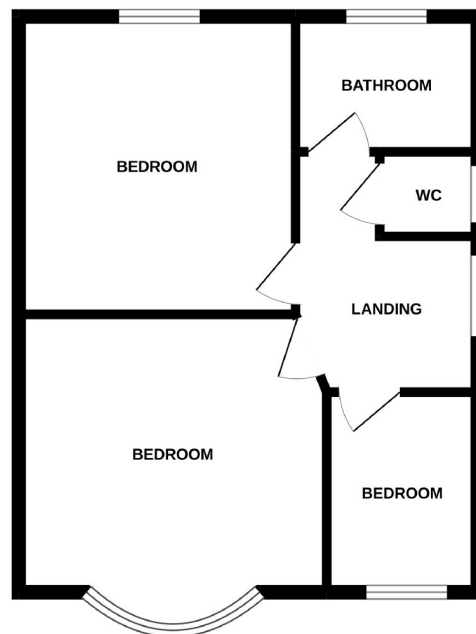
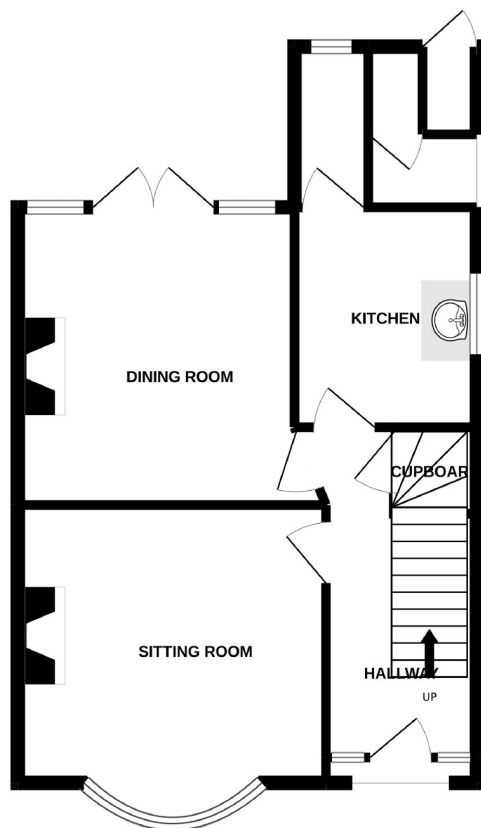
Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>			70
<b>Not energy efficient - higher running costs</b>		15	

**England & Wales**

EU Directive 2002/91/EC

GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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.  
Made with Metropix ©2022

Energy performance certificate (EPC)			
31 Victoria Hill EYE IP23 7HJ	Energy rating <b>G</b>	Valid until: 26 October 2032	Certificate number: 2764-3921-7200-3142-5204

Property type: Detached house

Total floor area: 90 square metres

### Rules on letting this property

#### ! You may not be able to let this property

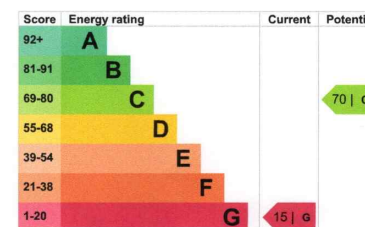
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

### Energy efficiency rating for this property

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

[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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