



Flat 2 Magdalen Street, Eye IP23 7AJ



welcome to

Flat 2 Magdalen Street, Eye

Situated within walking distance of Eye town centre is this TWO bedroom ground floor flat. Offering, lounge, kitchen/breakfast room, shower room and two bedrooms. The flat benefits an en-bloc GARAGE and UPVC double glazed windows.

Location

The property is a short walking distance from Eye, a lovely historic market town, town centre enabling access to the many and varied facilities on offer. The town has something for everyone including a comprehensive range of shops, schools at Primary, Secondary and Sixth Form level, health centre and bus routes. Positioned centrally within Norfolk & Suffolk the principal towns of Ipswich, Norwich & Bury St Edmunds are all within a similar distance of around 20 miles. Equally, the busy market town of Diss is around 5 miles distant providing, amongst other things, a mainline rail station with commuter service to London Liverpool Street in around 90 minutes, making the area popular and convenient for commuters.

The town itself is essentially self sufficient offering an excellent range of shops and services along with schools at Primary, High and Sixth Form level. Furthermore, a number of cultural activities take place throughout the year including Theatre, Classical Concerts and an Art Exhibition.

Accommodation

Lounge

14' 1" Into Recess x 10' 6" (4.29m Into Recess x 3.20m)
Front aspect double glazed window, carpet, fireplace with electric fire, tv and telephone points, open to;

Inner Hall

Carpet, doors to;

Kitchen

13' 7" x 9' 5" (4.14m x 2.87m)
Two front aspect double glazed windows. Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, tiled splash back, airing cupboard, integrated eye level double oven and

ceramic hob, space for full height fridge/freezer and vinyl flooring.

Shower Room

Side aspect double glazed window, tiled flooring, low level flush WC, hand wash basin, plumbing for washing machine, shower cubicle with electric shower and recessed towel storage.

Bedroom One

10' Into Recess x 10' 5" Into Recess (3.05m Into Recess x 3.17m Into Recess)
Front aspect double glazed window and carpet.

Bedroom Two

8' x 10' 9" (2.44m x 3.28m)
Rear aspect double glazed window and carpet.

En-Bloc Garage

Services

ins Electricity
Mains Drainage
Mains Water

Council Tax Band: A



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Flat 2 Magdalen Street,
Eye

- Ground Floor Flat
- Kitchen/Breakfast Room
- Lounge With An Electric Fire
- Two Double Bedrooms
- Family Shower/Utility Room

Tenure: Leasehold EPC Rating: F
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 40.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 14 Oct 1974.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£85,000



view this property online williamhbrown.co.uk/Property/DSS111728



Property Ref:
DSS111728 - 0002

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