



3a Church Street, Eye

Harrison Edge
Estate Agents

A 2 bedroom terraced cottage in the heart of town with enclosed courtyard garden and off road parking. Modernised in around 2015, the house has proven to be a successful rental property since and is now being offered for sale with no onward chain. Double glazed windows, gas fired radiator heating and cellar.

- 2 Bedrooms
- First floor bathroom
- 2 Reception room areas
- Smart fitted kitchen
- Gas fired radiator heating
- Parking space

Location

No 3a Church Street sits in the heart of the town and forms the central section of a red brick former public house. Church Street leads from the Town Hall area to the church following the outline of the early motte and bailey castle, the mound of which is still visible within the town. Within walking distance of the town centre facilities, the property is ideally set for those seeking a quality and convenient location that features from the garden a view of the Church and castle. Eye is extremely well served by day to day amenities and shops and is renowned for the varied cultural activities that take place throughout the year not least theatre productions, classical music concerts and annual art exhibition. In addition to the excellent food shops and services, the friendly town is also renowned for shops and businesses specialising in the arts, antiques and objet d'art. The surrounding countryside is accessible via an excellent network of public footpaths ideal for the Rambler and the wider area contains an array of interesting villages, towns and the Coast is only a 45 minute drive away. For the commuter the mainline rail

station at Diss provides services between the Cathedral City of Norwich to the north and London's Liverpool Street Station. Furthermore, Diss offers additional sports facilities including an 18 Hole Golf Course, Tennis & Squash Clubs, Indoor Swimming Pool and Gyms.

Description

3a Church Street is a stylish mid terraced period cottage, one of three properties formed from an earlier Public House for which Eye was renowned. A walk around the town will show many of the period properties to have a similar past. This particular property underwent an extensive programme of renovation works in around 2015 and has been let since. A sitting room combines with dining area beyond a central chimneybreast and a good sized kitchen lies beyond, fitted out in an attractive range of units with timber worktops and ceramic tiling. The first floor provides a landing linking two bedrooms and the bathroom. The bathroom is notable for not only accommodating a three piece suite but also a separate quadrant shower enclosure. A mains gas boiler supplies domestic hot water

and radiators and windows were replaced with traditional styled timber casements with sealed unit glazing.

Sitting Room 3.81m x 3.58m (12'6 x 11'9)

Approached via an oak door with glazed leaded panel and opening onto an initial door matted area. A good sized reception room featuring a central red brick chimneybreast separating the dining area and providing a focal point. The chimney is lined in readiness for a woodburning stove and has a tiled hearth. Single radiator with individual thermostatic control (TRV). Television point. Cottage casement to the front elevation.

Dining Area 3.66m x 2.34m (12' x 7'8)

With stairs at one corner rising to the first floor accommodation beneath which is an access point to the cellar. Single radiator (TRV). An access point beneath leads to the Cellar (currently sealed).

Kitchen 3.51m x 2.69m (11'6 x 8'10)

Fitted with a smart choice of unit complete with finishing details such as woodblock worktop and rounded corner posts. Storage options include cupboards, drawers and cabinets all with 'soft close' doors and fronts and cabinets with integrated lighting and underlighting. Built in single oven and ceramic four ring hob with filter hood above. Plumbing for washing machine. Stainless steel single drainer sink unit with drainer bowl and mixer tap. Ceramic tiled splashbacks in classic brick pattern. Single radiator (TRV). Window to the rear. A recently installed part glazed outer door leads to the garden at the rear.

First Floor Landing

A surprisingly roomy landing links both bedrooms and bathroom and includes three steps up to the front bedroom along with a shallow step up towards the bathroom and bedroom 2. Access to loft space. Built in cupboard.

Bedroom 1 3.66m x 3.33m (12' x 10'11)

Cottage casement window to the front elevation. Double radiator (TRV). Telephone point. Built in cupboard behind wardrobes currently in situ which shall remain.

Bedroom 2 3.56m x 2.79m (11'8 x 9'2)

Featuring a Velux window to the rear elevation set within the sloping roofline consequently creating lower headroom towards the rear of the room. Double radiator (TRV). Wardrobe and chest of drawers to remain.

Bathroom

Fitted with a suite comprising panelled bath, pedestal wash basin, low level wc and quadrant shower enclosure all set off by ceramic tiling to both walls and floor. Chrome heated towel rail/radiator. Extractor fan.

Outside

The cottage is fortunate in having a PARKING SPACE accessed via the archway within the neighbouring property April Cottage along with pedestrian access to the rear enclosed courtyard garden.

Services

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

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.

Postal Address

3a Church Street, Eye, IP23 7BB

Local Authority

Mid Suffolk District Council, Council Offices, 131 High Street, Needham Market, Suffolk, IP6 8DL T: +44 (0)1449 724500

Council Tax

The property has been placed in Tax Band B.

Tenure & Possession

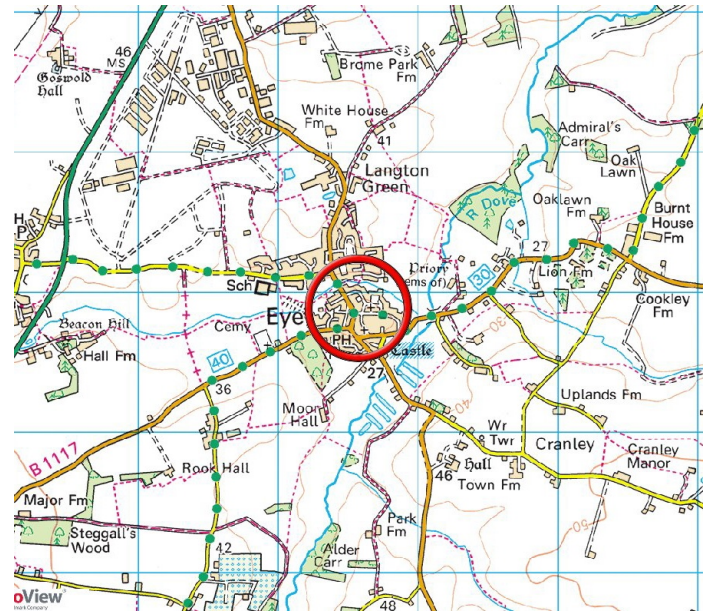
The property is for sale FREEHOLD with vacant possession upon completion.

Fixtures & Fittings

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

Viewing

By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871563

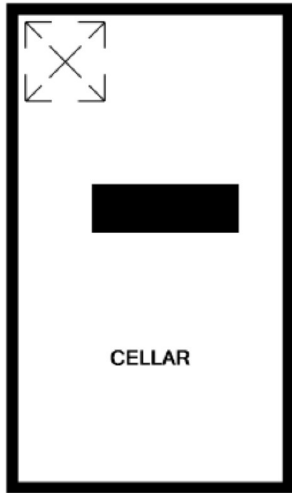


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	90
	73
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	90
	74
EU Directive 2002/91/EC	

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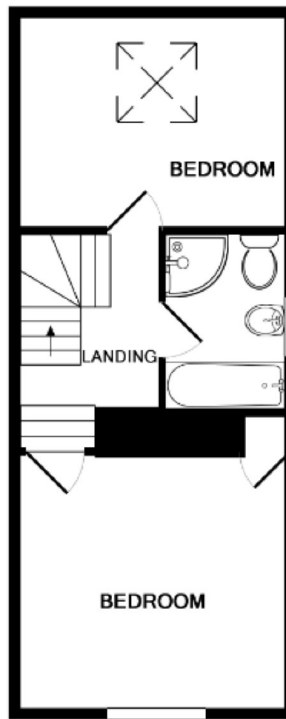




BASEMENT LEVEL
APPROX. FLOOR
AREA 228 SQ.FT.
(21.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 891 SQ.FT. (82.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



3a, Church Street, EYE, IP23 7BB

Dwelling type: Mid-terrace house
Date of assessment: 14 April 2016
Date of certificate: 18 April 2016

Reference number: 8107-7045-7129-5896-5463
Type of assessment: RdSAP, existing dwelling
Total floor area: 66 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

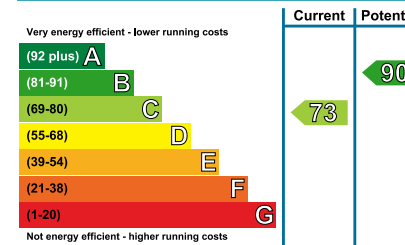
Estimated energy costs of dwelling for 3 years:	£ 1,659
Over 3 years you could save	£ 324

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 135 over 3 years	
Heating	£ 1,125 over 3 years	£ 1,002 over 3 years	
Hot Water	£ 291 over 3 years	£ 198 over 3 years	
Totals	£ 1,659	£ 1,335	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 138	
2 Low energy lighting for all fixed outlets	£40	£ 93	
3 Solar water heating	£4,000 - £6,000	£ 96	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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