



9 Century Road, Eye

Harrison Edge  
Estate Agents



Tucked away off the road within a small side cul de sac, this handsome red brick detached house has been designed with a classic front elevation including sash type windows. Furthermore, a garage sits to one side along with a conservatory to the rear plus good size garden.

- 3 Bedrooms
- En Suite Shower Room
- Lounge & Dining Room
- Conservatory
- Ground floor Cloakroom
- No onward chain

### Location

Century Road can be found at the top side of the town, off Victoria Hill and a nice walk to the town either along footpaths through the housing area, along the roadside or for the more adventurous, across the fields on the excellent network of footpaths surrounding the town - - a haven for walkers and dog owners alike. In fact, it is possible to walk 360 degrees around the town, only crossing a road to get from one path to another.. Whether young or old the town has something for everyone including a comprehensive range of shops, primary and high schools (including Sixth Form), health centre and bus routes. Furthermore, a number of cultural activities take place throughout the year including Theatre, Classical Concerts and an Art Exhibition.

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.

### Description

9 Century Road is offered for sale as 'End of Chain' and given these houses do not come up for sale often, is a real opportunity to purchase a well planned, attractive 3 bedroom house. The well proportioned interior includes a long central hallway with reception rooms either side plus a cloakroom, light

roomy stairwell and kitchen to the rear. Furthermore, a good size conservatory has been added to the rear enhancing not only the reception room space but also garden use. Upstairs, a roomy central landing serves three bedrooms, the master bedroom being of such a size that in other similar properties it would have been two rooms. This lovely big double aspect room though has built-in wardrobing along with an en suite shower room beyond. Two further bedrooms are each of a size worthy of being described as 'Double'.

The style of house rather than of render presents smart red brick elevations with the front showing a classic 'face' of Georgian style even including sash type PVCu double glazed windows. Consequently, this is a low maintenance exterior. Internally, this neat, clean and presentable accommodation is essentially 'ready to go' with new owners able to 'put their stamp on it' as they go along.

### Hallway

Approached via a central outer entrance door with canopy porch opening to a long central hallway laid with flooring in an oak finish. Stairs at the far end rise to the first floor and a stairwell window provides good natural light. Double panel glazed doors lead off to the right with further doors leading to Dining Room, Kitchen and Cloakroom. Double radiator.

### Cloakroom

With basin, low level wc and Passivent ceiling air vent. Single radiator with thermostatic radiator valve.

### Dining Room 3.51m x 3.20m (11'6 x 10'6)

With sash type window to the front elevation. Double radiator with thermostatic radiator valve. Coved. Television point.

### Lounge 6.02m x 3.05m (19'9 x 10')

Focal point chimney piece with reeded detail complete with marble hearth and insert to an electric coal effect fire. A sash type window provides an outlook to the front and matching french windows lead through to the Conservatory at the rear. Double and single radiators each with thermostatic radiator valves. Television point. Coved.

### Kitchen 2.77m x 2.72m (9'1 x 8'11)

Fitted around three sides with granite effect worktop incorporating single drainer sink unit and extending above cupboard and drawer storage units and appliance spaces to include plumbing for washing machine along with additional under worktop appliance space plus space for upright fridge freezer. Wall cupboards to match with cornice and pelmet detail. Four ring gas hob along with built-in single oven. Extractor hood. Recessed ceiling spots. A wall cupboard houses the Potterton Precision gas fired boiler supplying domestic hot water and radiators.

### **First Floor Landing**

With stairwell window to the turning stairs which rise to the roomy central landing complete with built-in Airing Cupboard housing hot water storage tank with immersion heater and programming unit.

### **Bedroom 1 4.39m x 3.10m (14'5 x 10'2)**

A lovely large double aspect room with sash type windows to both front and side elevations. Built-in wardrobes. Single radiator with thermostatic radiator valve. Television point.

### **En Suite Shower Room**

Fitted with a suite comprising pedestal wash basin, low level wc and deep tiled shower enclosure with A & J Gummers 1861 shower. Window to the rear elevation. Single radiator with thermostatic radiator valve. Passivent ceiling air vent.

### **Bedroom 2 3.00m x 2.87m (9'10 x 9'5)**

With sash type window to the rear elevation. Double radiator with thermostatic radiator valve.

### **Bedroom 3 2.95m x 2.87m (9'8 x 9'5)**

With sash type window to the front elevation. Double radiator with thermostatic radiator valve.

### **Bathroom**

Fitted with a suite comprising low level wc, panelled bath and pedestal wash basin complete with A & J Gummers period style tap fittings. Single radiator with thermostatic radiator valve. Tiling. Sash type window to the front elevation.

### **Outside**

No.9 is approached from Century Road via a shared drive serving four other properties. The drive sweeps around to the left to find No.9 where a parking space sits to the fore of the attached SINGLE GARAGE. The garage measures internally, 16'3 x 9'5 (4.95m x 2.87m) and has power and light connected along with

a door leading to and from the garden at the rear of the house. In addition to accessing the garden via the garage, to the right hand side is a single gate and pathway. The conservatory is an attractive addition to the rear of the house and suits the garden. The nicely established garden is enclosed by a combination of red brick and close boarded fencing and contains a number of specimen trees and shrubs along with well stocked borders, lawn and a paved patio connecting the conservatory with the kitchen. Of particular note is a productive cooking apple tree. A TIMBER SHED will remain. Outside tap.

### **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**

9 Century Road, Eye, IP23 7LE

### **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**

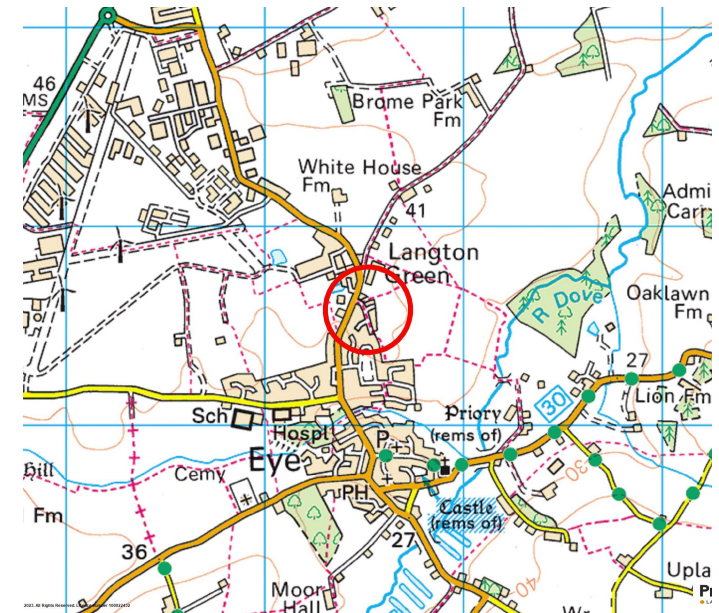
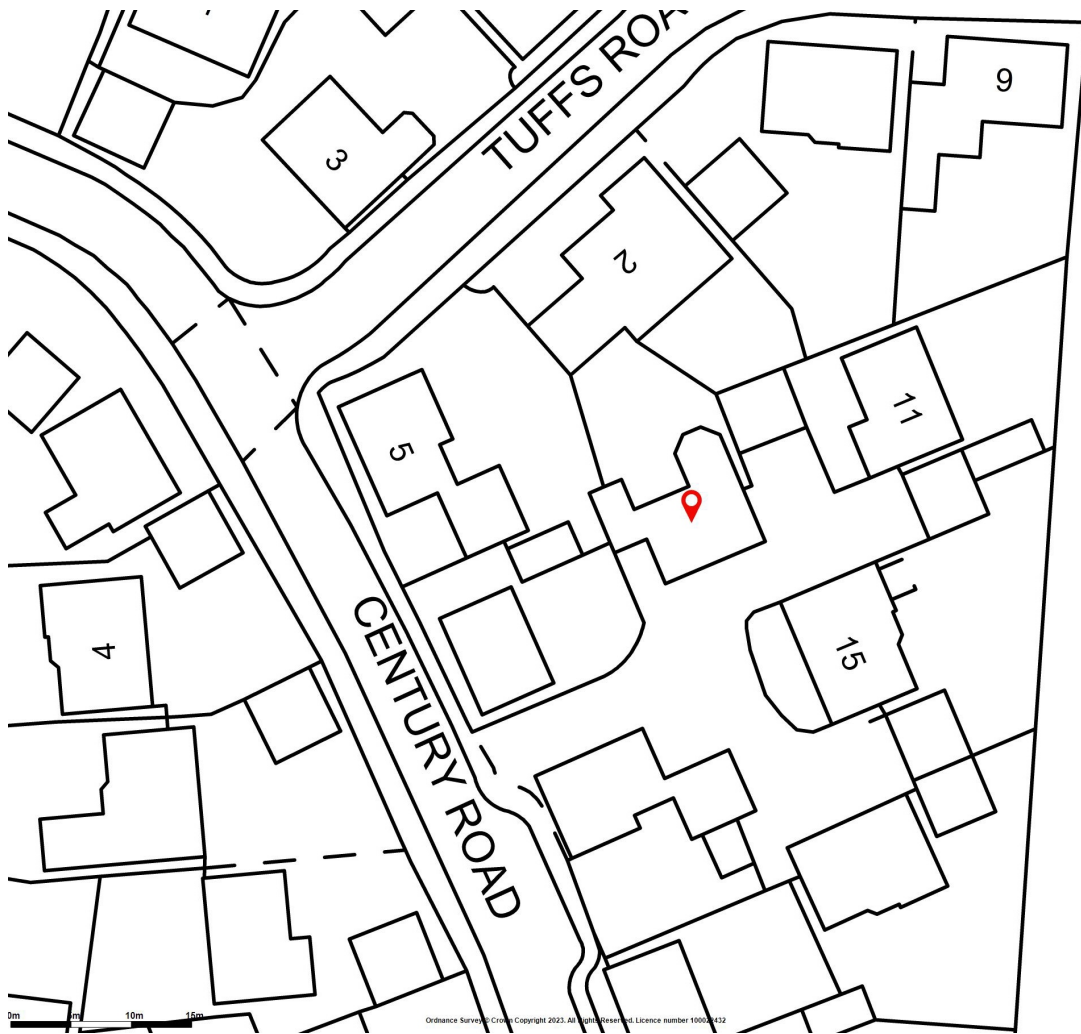
All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

### **Viewing**

Strictly by prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563

### **Directions**

From the town centre pass the Town Hall on your left and Fire Station heading along Lambeth Street. Continue up hill to Victoria Hill taking the second right hand turn into Century Road. Pass Tuffs Road and take the next drive on the left between houses. No.9 is tucked away to the left.

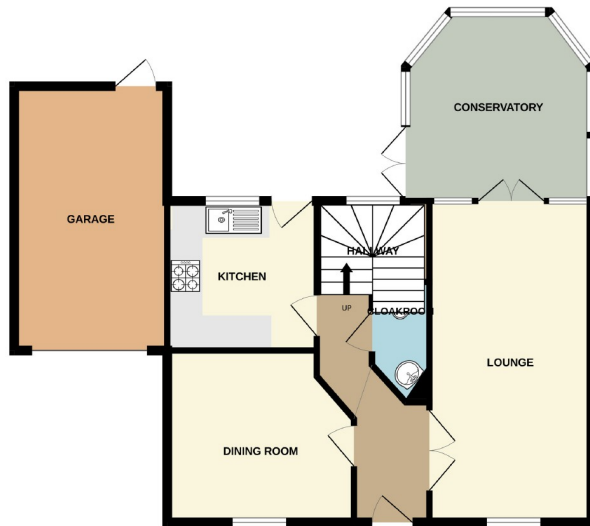


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

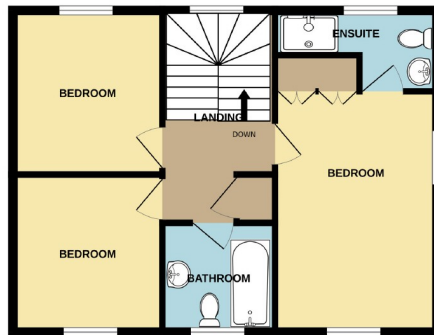
Promap  
LANDMARK INFORMATIK



GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 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)

9 Century Road EYE IP23 7LE	Energy rating <b>C</b>	Valid until: 23 August 2033 <hr/> Certificate number: 0370-2564-5280-2627-8965
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Property type	Detached house
Total floor area	100 square metres

### Rules on letting this property

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

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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy 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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