



Castle Street, Eye

Harrison Edge
Estate Agents

This 2 bedroom 'end of 3' townhouse is the clever conversion of a larger detached period house which has retained the attractive 'detached house' facade. Furthermore, No.17 has retained the front entrance door. A covered parking space can be found at the rear along with a narrow finger of land alongside the right hand side.

- Period Townhouse
- 2 Bedrooms

- First Floor Bathroom
- Double glazed

- Gas radiator heating
- Covered Parking Space

Location

17 Castle Street sits just around the bend as the road turns away from the top of Lowgate Street so it is central to all the town has to offer. A parking space can be found to the rear. Towards the end of the 20th Century the premises, as one, served as the Dairy with milk and produce being delivered throughout the town and villages. Oliver, well known in the town and now at The Handyman hardware store, used to work at the dairy and can give a first hand account of the buildings. Castle Street joins with Church Street and Broad Street at the Town Hall 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 a character full roof scape view of the town. 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.

Description

No.17 forms one part of the main house to what has been the conversion of the original Town 'Club Room' in 1883. The main street side house now forms two separate residential units and a small commercial space to the left hand side. Let for a number of years, this well proportioned 2 bedroom townhouse is double glazed, has gas radiator heating throughout along with a first floor bathroom and covered parking space at the rear. Whilst there is no garden the property does own an enclosed narrow finger of land between itself and the neighbouring property and which is accessed by a doorway from the parking space. The property is vacant with NO ONWARD CHAIN.

Lounge: 16'2" x 15'2" (4.93m x 4.62m)

A good size with double glazed window to the front elevation along with a part glazed outer door providing additional natural light and set in a recessed entrance space. A gas fire with back boiler supplies domestic hot water and radiators along with being a focal point. Glazed double doors lead through to the Kitchen. Stairs at one side rise to the first floor and a cupboard sits beneath. Double radiator with thermostatic valve. Television point etc.

Kitchen: 14'7" x 10'5" (4.45m x 3.18m)

With space sufficient for a table and chairs and fitted with worktop around two walls featuring pine effect cupboards and drawers plus wall cupboards to match. Gas and electric cooker points plus filter hood. Stainless steel sink unit with drainer bowl and mixer tap. Double glazed window to the side enclosed space. Single radiator with thermostatic valve. A part glazed door leads out to the rear and the covered parking space.

Landing: Stretching across the middle of the house and extending to the rear to provide access to the Bathroom and Bedroom 2. Access to the loft space. Airing cupboard to one corner with hot water storage tank with immersion heater. Doors lead off.

Bedroom 1: 12'2" x 10'4"13'1" in (3.7m x 3.15m4min)

With double glazed window to the front elevation. Recess with walk-in wardrobe cupboard. Double radiator with thermostatic valve.

Bedroom 2: 10'4" x 8'8" (3.15m x 2.64m)

A double glazed window provides natural light and an outlook across neighbouring town roof tops. Single radiator with thermostatic valve.

Bathroom: Fitted with a coloured suite comprising panelled bath with shower attachment over, low level wc and pedestal wash basin. Double radiator. A high set Velux window provides natural light.

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

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=IP237AW&uprn=100091083249>

Flood Risk: For Flood Risk information paste the following Link into your Browser:

<https://check-long-term-flood-risk.service.gov.uk/risk#>

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: 17 Castle Street, Eye, IP23 7AW

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 A.

Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings: All items normally designated as 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 871 563

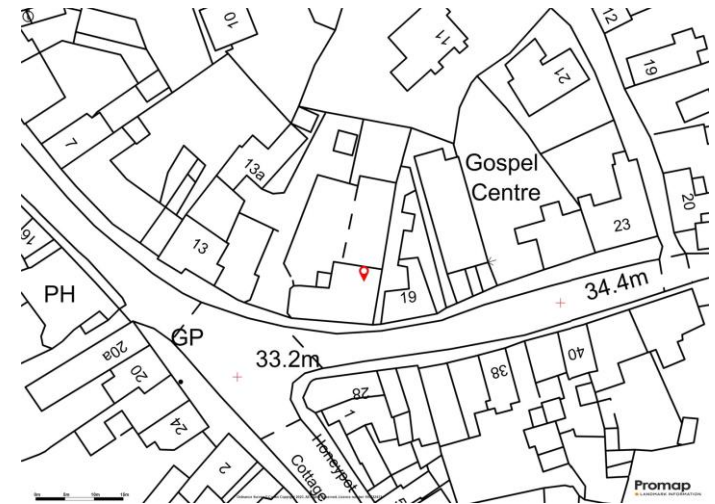
Directions

Approaching from the town centre and just as Castle Street turns at the T junction with Lowgate Street, No.17 will be found on the left just before the Chinese Take-Away.



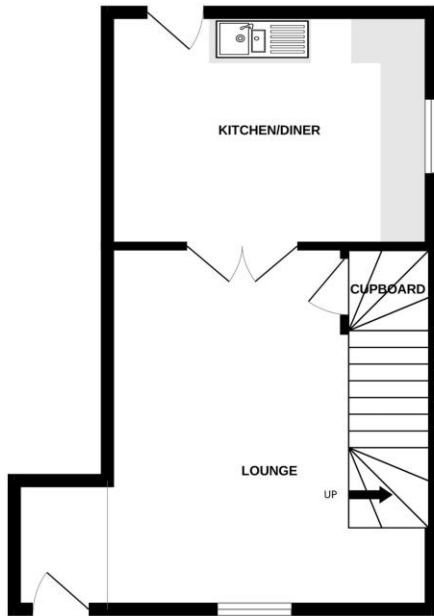
Ordnance Survey © Crown Copyright 2022. All Rights Reserved. Licence number 100022432

Promap
LANDMARK INFORMATION

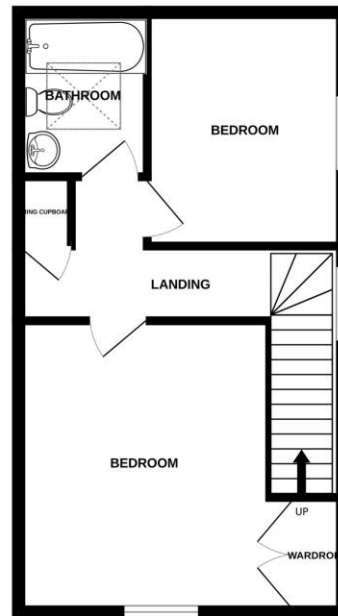


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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 ©2025





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.