



20 Lowgate Street, Eye

Harrison Edge
Estate Agents

A classic double bay style house in the town yet only a short walk from open countryside. 2 bedrooms and first floor bathroom combine with a double reception room, hallway and cloakroom. A stylish kitchen, garden plus cart lodge with workshop completes the picture.

- Semi detached
- No Onward Chain
- Double reception room
- Stylish Kitchen & Bathrooms
- Double glazed & gas heating
- Cart Lodge Garage & Workshop

Location

20 Lowgate Street stands prominently along Lowgate Street at the foot of the hill, the Conservation Area boundary bordering the properties front fence and where just along the road footpaths access the surrounding countryside. Eye, one of the Daily Mail Top Ten secret gems of Britain has an assortment of shops all within walking distance, catering for typical everyday needs. The house is a rarity given the period style and has a south westerly outlook at the rear. The historic town of Eye features many points of architectural interest from a history dating back to before Norman times, and the fine Parish Church with a tower of over 100 feet described by the renowned Architectural Historian Niklaus Pevsner as "one of the wonders of Suffolk". Furthermore, the ruin of the motte and bailey castle can be seen from many parts of the town along with the church. In addition to the shops, Eye is renowned for the varied cultural activities taking place throughout the year not least theatre productions, classical music concerts and annual art exhibition in plus the events at The Bank Arts Centre. The surrounding countryside is accessible via an excellent network of public footpaths ideal for the Rambler and dog walker with the wider area containing an array of interesting villages and towns. Eye is part of the Welcome Walkers scheme. 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.20 Lowgate Street forms one quarter of an interesting 20th Century period pair of semi detached houses with their distinctive double bay style front elevation. There are very few houses of this double bay style in Eye, these being the only two pairs of their type. The house is fortunate in having vehicular access off the road to the rear where along with its neighbours, owns one section of the now cart lodge garages. Moreover, No.20 is the only one with an adjoining workshop store at the side. The house itself is well presented and features a very smart Amtico wood block style floor throughout the ground floor and with the classic glazed tile fire surround, shutters and picture rail, gives the new owners a great opportunity to create a stunning Art Deco reception space. The entrance hall is also notable not just for the aforementioned flooring but also the original panelling to the staircase. The well appointed kitchen includes built-in appliances along with a sink in a copper finish to match the back plates to the numerous wall sockets and switches. Likewise, the bathroom has been remodelled to now include a contemporary roll top bath on ball and claw feet along with a separate shower enclosure. The bathroom is finished in an increasingly popular textured panelling system for both style and practicality, Being offered for sale with NO ONWARD CHAIN, the property in more detail comprises...

Entrance Hall

With double glazed outer door approached from a step up from the front garden. A front window provides further natural light to the welcoming space where stairs rise to the first floor and a panelled door leads through to the main reception rooms. Understairs cupboard. Coving and clean plastered ceiling as throughout the interior.

Lounge 3.38m x 3.35m (11'1 x 11')

Featuring the shuttered bay window to the front elevation and classic glazed tile fire surround and hearth to an open grate. Picture rail intact along with coving. Double radiator with thermostatic radiator valve. BT Master Socket SC fitted. A wide square opening leads through to...

Dining Room 3.35m x 3.33m (11' x 10'11)

Continuing with the Amtico wood block floor in a classic Art Deco herringbone pattern. Again with picture rails intact, coving and doors off to both Kitchen and ground floor wc. Double glazed french windows lead out into the rear garden. Double radiator with thermostatic radiator valve.

Cloakroom

Floored as previously and with low level wc and side double glazed window.

Kitchen 3.81m x 1.80m (12'6 x 5'11)

A striking quartz style composite worktop with tall upstand features sparkling touches complementing the copper finish one and half bowl sink with matching mixer tap and copper back plate to the four ring gas hob with Neff angled extractor hood. Of further note is the Neff eye level double oven with pan drawers beneath with the side built-in Miele fridge and Miele freezer. Additional units provide cupboard and drawer storage options and further matching surface on the facing wall. A double glazed window within the rear elevation provides good natural light.

First Floor Landing

Stairs rise from the hallway to a landing with side double glazed window. Panelled doors lead off to each of the two bedrooms and bathroom. Access to the loft space above has drop down hatch with ladder to a useful partially boarded space with light and gas fired boiler supplying domestic hot water and radiators.

Bedroom 1 3.99m x 3.38m to chimney breast and excluding bay (13'1 x 11'1 to chimney breast and excluding bay)

A lovely large room with shuttered bay window compete with window seat not only providing storage within but also matching the built-in wardrobes either side of the chimney breast but also available headboard and bedside cabinet which can remain. The original fireplace remains and makes for a nice feature. Coving and picture rail. Double radiator with thermostatic radiator valve. A door leads to a useful shelved walk-in cupboard with double glazed window to the front.

Bedroom 2 3.33m x 3.02m (10'11 x 9'11)

With double glazed window to the rear elevation with outlook towards Orchard Close and beyond. Double radiator with thermostatic radiator valve. Coving and picture rail. Former airing cupboard to one side of the second chimney breast with slatted shelving remaining.

Bathroom

Remodelled using floor to ceiling textured wall panels rather than ceramic tiling and well appointed with suite comprising roll top bath, stylish wc with concealed cistern and matching vanity wash basin both set within smart cabinet work. To one side sits the oversized shower enclosure. Tall railed radiator. Extractor fan. Mirror fronted medicine cabinet with light and integral demisting system.

Outside 18'3" (5.56)

The house is set back from Lowgate Street in a slightly elevated position behind a mid height picket fence enclosing a front garden space. The rear garden is approximately 25' deep and 18' wide within close boarded panel fencing set within concrete posts. For ease of maintenance grass is replaced by brick paviours ideal for pot gardening and sitting out in what will be a sunny spot on this south western side of the house. Adjoining the rear of the house is a useful store with plumbing for washing machine in place. The rear gate leads to and from the shared driveway serving the neighbouring properties and bungalow set to one side at the rear. No.20 has a Right of Way over this surface in order to make use of the owned CART LODGE GARAGE space with adjoining WORKSHOP outbuilding.

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. See also notes on Viewing below relative to Covid-19.

Postal Address

20 Lowgate Street, Eye, IP23 7AS

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 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.

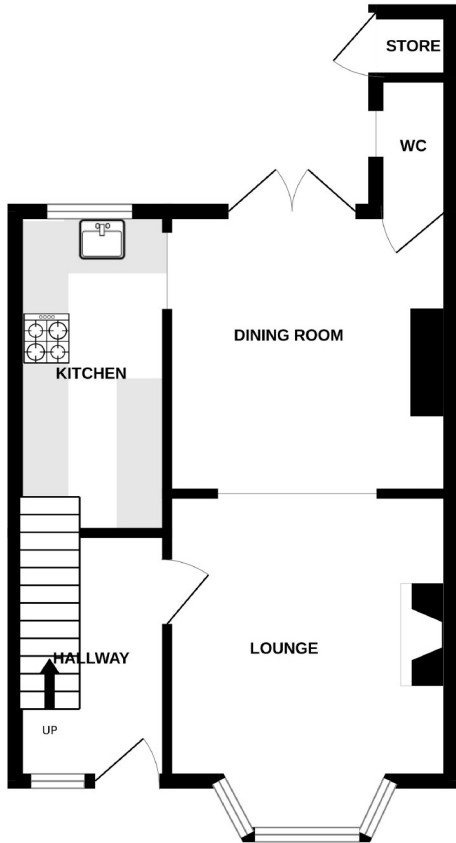
Viewings

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. ***

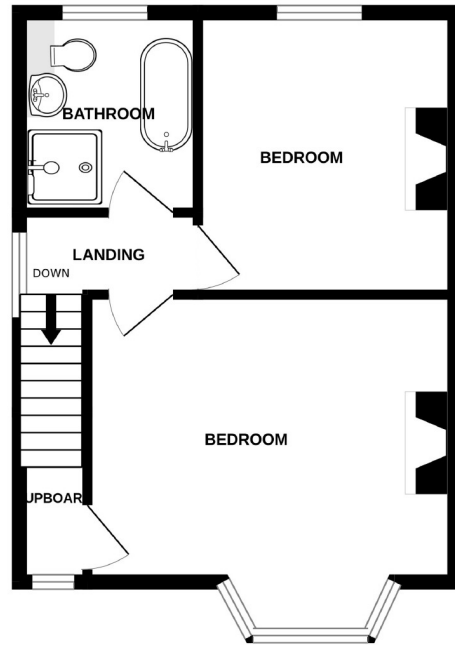
Directions

From the town centre follow the 'through road' straight through passing the former White Lion Hotel on the left and downhill into Lowgate Street. No.20 will be found on the right. You can park a car at the rear by taking the driveway at the end of the two pairs of houses around to the rear of No.20.

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 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)

20 Lowgate Street EYE IP23 7AS	Energy rating D	Valid until: 15 May 2033 <hr/> Certificate number: 8600-7768-0822-5292-3573
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Property type Semi-detached house

Total floor area 75 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 D. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		
			85 B



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