

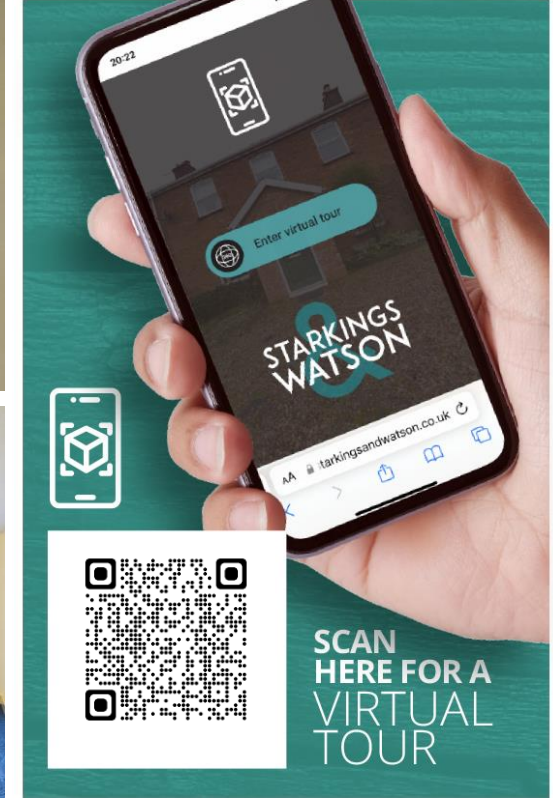
MAGDALEN STREET

Eye IP23 7AJ

Share of Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE  
PROPERTY



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- No Chain!
- Town Centre Location
- Ideal Buy To Let
- Far Reaching Views To Rear
- Two Double Bedrooms
- Kitchen & Sitting Room
- Family Bathroom
- Single Garage

### IN SUMMARY

NO CHAIN! Located within the TOWN of EYE offering a wide range of facilities within walking distance as well as GOOD SCHOOLS you will find this second floor apartment presented in good order with NO ONWARD CHAIN! The property has been recently refreshed and would be easy to move straight into whether that be for BUY TO LET purposes or a crash pad or FIRST TIME BUY. Internally there are TWO DOUBLE BEDROOMS, a modern bathroom, separate kitchen and large SITTING ROOM to the front. Being elevated the flat offers far reaching views to the rear across the playing fields beyond. Externally you will even find an EN-BLOC GARAGE to the rear with parking options as well.

### SETTING THE SCENE

To the front there is a main entrance door leading to a hallway and stairs up to the top floor landing with access to the apartment. To the rear there is an external staircase leading to the same top floor landing.

### THE GRAND TOUR

Entering through the main entrance door via the hallway you come straight into the kitchen/dining room. The kitchen has been recently re-floored and offers a range of fitted units with space for various white goods and a built in cupboard as well as far reaching views across the playing fields to the rear. The kitchen leads into the hallway with access to all further rooms. There is a bedroom to the rear of the building and adjacent there is a bathroom which also been recently upgraded in part with a shower over bath. To the front of the building there is another double bedroom as well as the main sitting room with another access door to the communal hallway. The property is uPVC double glazed with electric storage heating.

### THE GREAT OUTDOORS

To the rear of the building there is hard standing driveway shared with all the apartments as well as access to the basement for the benefit of all the apartments. You will also find an en-bloc single garage.

### OUT & ABOUT

The property is located in Eye, a historic town offering an assortment of local shops and businesses. The local schooling is highly thought of with Nursery to High School ages catered for. Services include health centre, butchers, bakers, deli, supermarkets and chemist amongst others. The market town of Diss (approximately 5 miles away) offers an extensive range of further amenities. Diss also benefits from a



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Diss Office on **01379 450950**



mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.

#### FIND US

Postcode : IP25 7AJ

What3Words :///usage.nets.appraised

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

Buyer are advised of the following; There is a long lease of 953 years remaining with all 6 flats in the building owning a share of the freehold. There is a service charge of £40 per month to include buildings insurance payable.

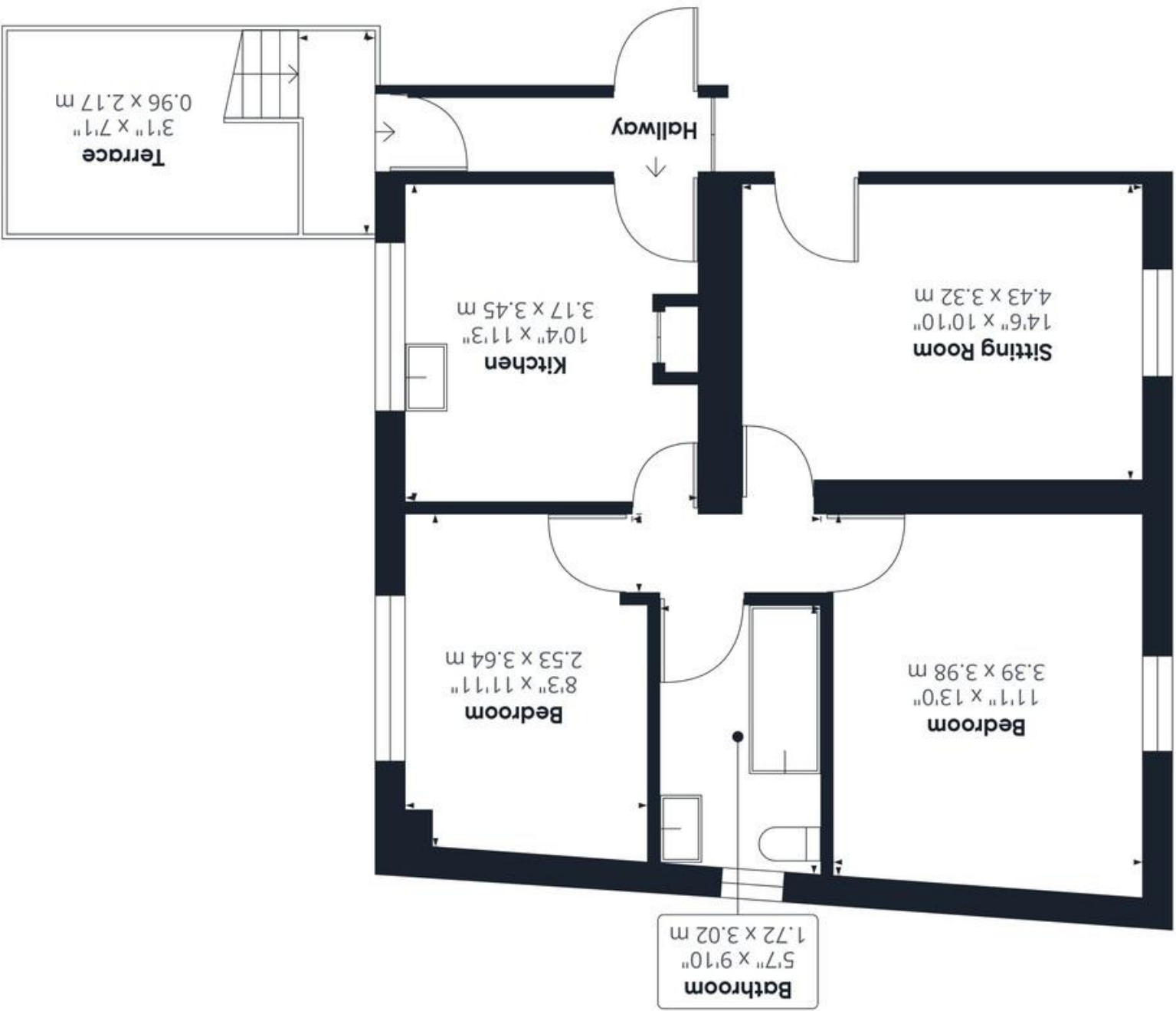
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 601.62 ft<sup>2</sup>  
 55.89 m<sup>2</sup>