



Lambeth Street, Eye - IP23 7AG

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Lambseth Street

Eye

NO CHAIN! Nestled in a highly requested TOWN CENTRE LOCATION with all the local amenities on your doorstep, this GRADE II LISTED end of terrace COTTAGE can be found offering a unique blend of CHARACTER and modern comforts. Boasting a warm and inviting ambience, this charming property comes to market with no chain that is sure to captivate discerning house-hunters. Upon entering the residence, you are greeted by an impressive main reception room featuring a cosy FIREPLACE with a WOODBURNER, creating a perfect setting for relaxation and entertainment. The property further comprises a well-appointed kitchen/breakfast room to the rear and a convenient ground floor bathroom. Additionally, the ground floor offers the flexibility of a ground floor bedroom or reception depending on preference. Ascend to the first floor to discover two bedrooms with one leading through to the other both of which benefit from original charm and character. Externally, an enclosed rear garden provides ample and private outdoor space within the heart of the town.





The property has been updated in part by the current owner to include new fuse box and a partial re-wire, new roof in 2024, replacement electric panel heaters, new immersion heater and electric shower.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

- No Chain!
- Grade II Listed Cottage With 3 Bedrooms
- Impressive Main Reception Room With Woodburner
- Kitchen/Breakfast Room & Ground Floor Bathroom
- Ground Floor Bedroom or Reception Room
- Two Further First Floor Bedrooms
- Enclosed Rear Garden
- Sought After Town Centre Location

The property is located in the heart of 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 mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.



## SETTING THE SCENE

Approached via Lamsbeth Street in the heart of Eye, the main entrance door is found to the front off the pavement into the main reception room. To the side there is a gated side access leading to the garden which also provides an access for the neighbours.

## THE GRAND TOUR

Entering the cottage via the main entrance door to the front you will find the main reception room with a plethora of original character features including a brick built fireplace housing a Villager woodburner and exposed timbers. There is a small study space/ storage room off the sitting room as well as the stairs to the first floor landing. The kitchen/breakfast room can be found beyond with a range of wall and base level units with rolled edge worktops over as well as space for a small table and all white goods. A door leads through to the rear lobby with a back door to the garden and a door into the bathroom and ground floor bedroom. The bathroom features a bath with shower over, w/c and hand wash basin. The bedroom to the front offers a high ceiling as well as plenty of natural light and the flexibility to be used in a number of different ways.

Heading up to the first floor you will find a double bedroom with built in storage as well as character with exposed timbers. The second bedroom can be found off the main bedroom suitable for a bed or to be used as a study.

## FIND US

Postcode : IP23 7AG

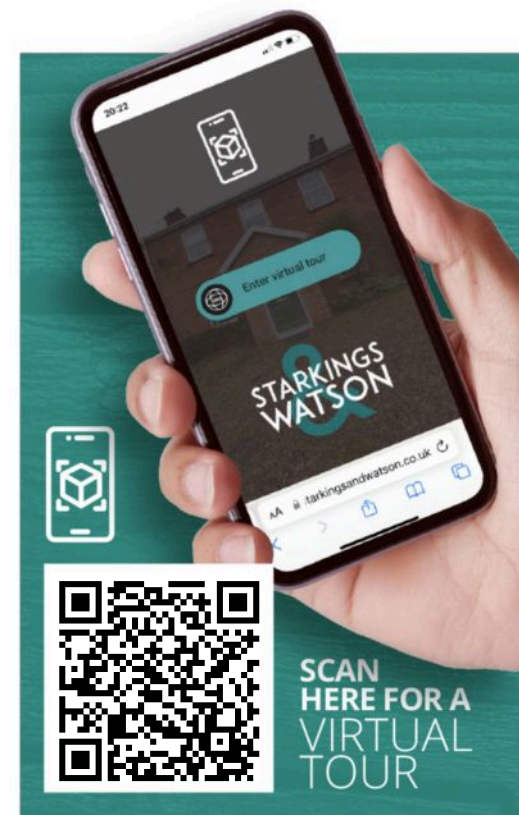
What3Words : ///striving.routine.forklift

## VIRTUAL TOUR

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

## AGENTS NOTES

The cottage is Grade II Listed and of traditional timber frame construction. The rear garden provides a bisected access for the two neighbouring cottages.











## THE GREAT OUTDOORS

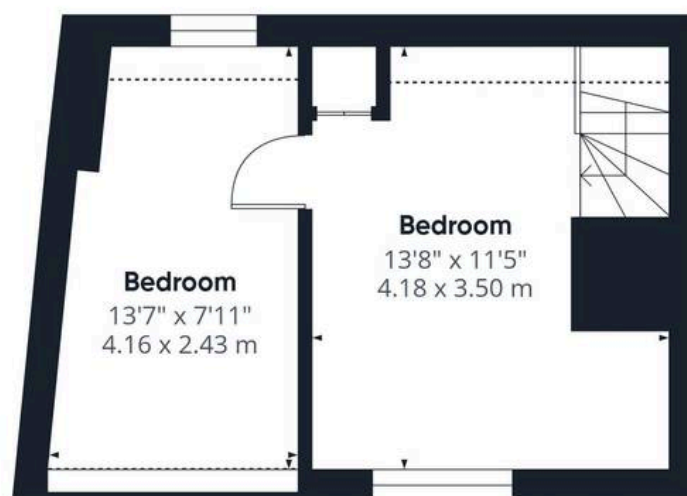
The enclosed rear garden offers a tranquil space to be enjoyed all year round with paved patio areas as well as lawns and plenty of further potential. There is a timber built storage shed with a fireplace and pan tiled roof and measures approx 7ftx10ft, as well as brick wall and timber fencing enclosing.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

736 ft<sup>2</sup>

68.5 m<sup>2</sup>

**Reduced headroom**

26 ft<sup>2</sup>

2.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • [diss@starkingsandwatson.co.uk](mailto:diss@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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.