



Flat 2, 19 Magdalen Street, Eye  
Eye

Minors & Brady



## Flat 2

### 19 Magdalen Street, Eye

Quietly positioned on Magdalen Street within the historic market town of Eye, this ground-floor flat presents a welcoming opportunity for buyers seeking a property they can settle into and make their own. The accommodation is well proportioned throughout, offering a spacious lounge, a kitchen, a breakfast room with space for dining, two double bedrooms, and a neatly arranged shower room, complemented by the added benefit of an en bloc garage. With the town centre just a short walk away, everyday amenities including independent shops, cafés, a supermarket, medical facilities, and well-regarded schools are close at hand, with Eye Recreation Ground nearby offering green space, a play area, and walking routes.

#### Location

Magdalen Street is set within the historic market town of Eye, a well-regarded location known for its strong community feel and everyday convenience. The town centre offers a range of independent shops, cafés, a supermarket, medical facilities, and highly regarded schools, all within easy reach. The town also benefits from regular local bus services and straightforward access to Diss, where a mainline railway station provides direct links to London Liverpool Street. Surrounded by attractive Suffolk countryside yet well connected for commuting and day-to-day needs, this location suits those looking for character, practicality, and a well-established town setting. Nearby walks and green spaces add further appeal for those who enjoy time outdoors close to home.





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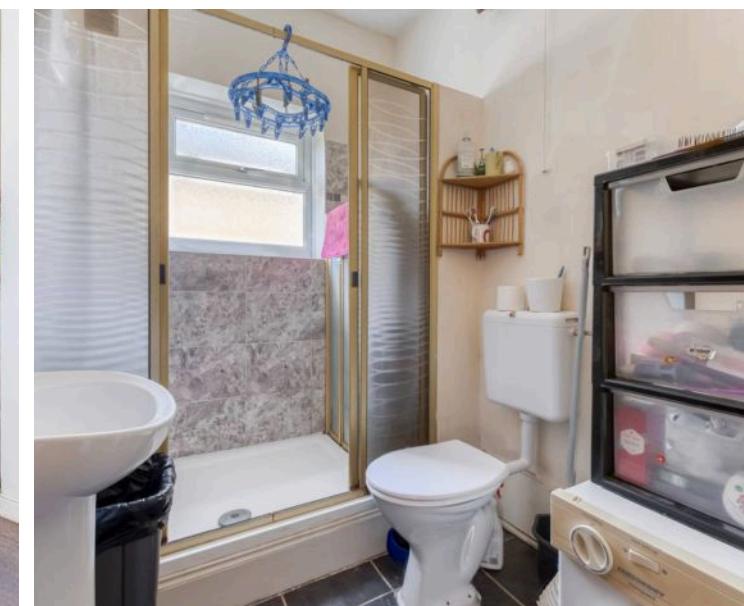
19 Magdalen Street, Eye

### Magdalen Street, Eye

Entering the property, the front door opens into a central entrance hall that immediately gives a sense of how well the accommodation is arranged. Carpeted underfoot, this space forms a practical hub, keeping the living areas and bedrooms nicely separated while offering access to all principal rooms without wasted space.

The lounge is positioned at the front and feels generously proportioned, with a large front-facing window allowing natural light to fill the room throughout the day. Carpet flooring adds comfort, while the fitted fireplace with an electric fire creates a clear focal point, giving the room definition and a welcoming atmosphere suited to everyday living and relaxed evenings.

Moving through the inner hall, the kitchen and breakfast room offer both functionality and generous space for dining. Fitted with a range of matching wall and base units, the kitchen is arranged around durable work surfaces with tiled splashbacks. An integrated eye-level double oven and ceramic hob are neatly built in, keeping the layout clean and practical. The stainless steel sink and drainer sit beneath front-facing windows, bringing in plenty of daylight, while vinyl flooring provides a hard-wearing and easy-care finish. There is ample space for a dining table, making this a comfortable area for cooking, dining, and daily routines.



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The property offers two double bedrooms, both finished with carpet flooring. Bedroom one sits to the front and enjoys a bright outlook through a front-facing window, with plenty of space for bedroom furniture. Bedroom two is positioned to the rear, also a double room, benefiting from a window and offering flexibility as a guest room, home office, or additional sleeping space.

The shower room is thoughtfully arranged and also incorporates a useful utility function. Tiled flooring runs throughout, with a shower cubicle fitted with an electric shower, low-level WC, and hand-wash basin. There is plumbing in place for a washing machine, alongside recessed towel storage that keeps the room practical without compromising space. A side-facing window provides natural light and ventilation.

Parking is provided via an en bloc garage, offering secure off-road parking or valuable storage, a particularly useful addition given the central location.

### Agents notes

Sold leasehold, connected to main services: water, electricity and drainage

Heating system- TBD

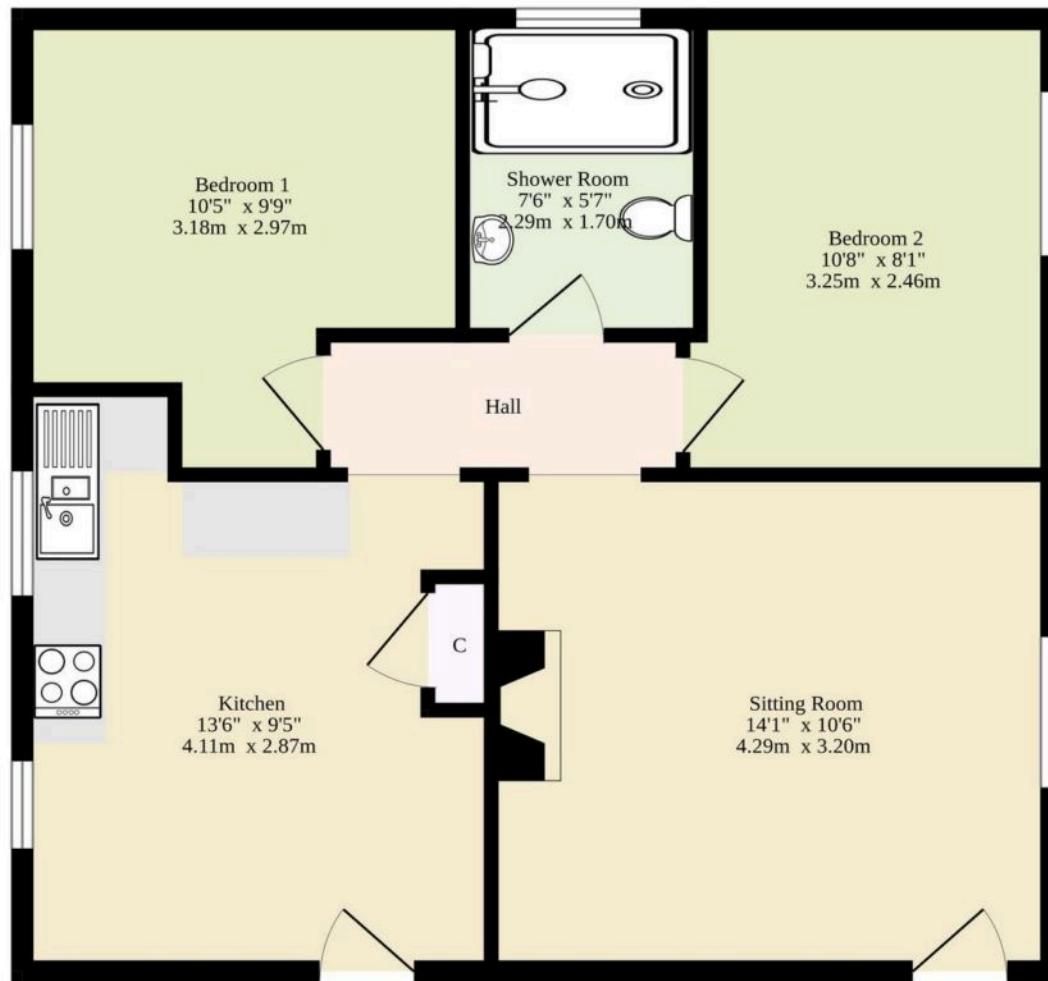
Council Tax Band- A

999 years remaining on the lease

Maintenance fee £40 per month



**Ground Floor**  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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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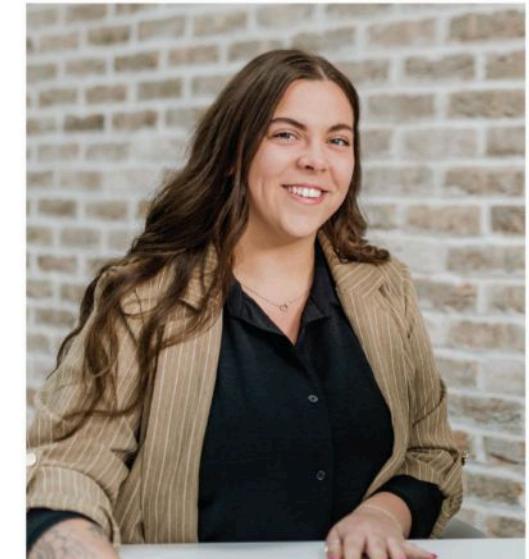
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 [diss@minorsandbrady.co.uk](mailto:diss@minorsandbrady.co.uk)

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