



**Avondale, 7 Victoria Hill, Eye**

**Harrison Edge**  
Estate Agents

This classic semi detached double bay semi offers 3 bedrooms, over 100' of rear garden, 2 reception rooms and requires extensive modernisation. Owned within the same family since construction in the mid 1930's this is an increasingly rare opportunity within Eye. No Onward Chain.

- 3 Bedrooms
- 2 Reception rooms
- 100'+ rear garden
- Parking
- No onward chain
- Requires updating

### **Location**

Avondale, 7 Victoria Hill sits behind a hedged frontage and private roadway serving the property and immediate neighbours. The location allows for a lovely walk into town via Lambseth Street serving as a taster for the Listed architectural gems spread around the town. The Conservation Area starts at the juncture of Lambseth Street and Victoria Hill and is noted for the impressive serpentine or crinkle crankle wall of Chandos Lodge, former home of Sir Frederick Ashton, and the picturesque Almshouses. It leads into the commercial centre of the town at Broad Street and onto Church Street and Castle Street providing lovely walks around the outline of the former motte & bailey castle, passing the Guildhall, Stayer House and the fine parish church which Nicklaus Pevsner in his work, *The Buildings of England* describes as "one of the wonders of Suffolk". This historic town is blessed with an array of shops and businesses enabling residents to be essentially self sufficient and was voted one of the 10 best places to live in Britain. Eye is also renowned for the varied cultural activities that take place throughout the year not least theatre productions, up to date films, classical music concerts and annual art exhibition. In addition to the excellent food shops and services, the friendly town is also renowned for antiques and objets d'art. The surrounding countryside is accessible via an excellent network of public footpaths ideal for the rambler and dog owner with the wider area containing an array of interesting villages, and towns. The coast is only a 45

minute drive away. For the commuter the mainline rail station at Diss provides services to the Cathedral City of Norwich to the north and London's Liverpool Street Station, London being reached in around 90 minutes.

### **Description**

Avondale, 7 Victoria Hill is a classic double bay style semi detached house now requiring extensive modernisation. Owned within the same family since the 1930's the attractive example of mid 20th Century housing presents an excellent opportunity for either modernisation and resale or long term family home. As can be seen with immediate neighbours, there is scope, subject to Planning Permission, to extend the existing building both to the rear and one side. The garden at the rear extends to over 100' at around 36m (Source: Goview) in addition to the frontage which includes within the Title all that space between the house and the included hedge, within the confines of the parallel side boundaries. The Title Plan is included within these particulars to illustrate the point. Internally, this classic layout includes hallway with stairs, two intact reception rooms along with kitchen, three first floor bedrooms, bathroom and separate wc. Windows have in the past been replaced with double glazing. A further important point to note is the property is without an onward chain.

### **Entrance Hall**

Approached via a recessed, arched storm porch the double glazed replacement door opens into a hallway with stairs rising to the first floor and original doors leading off to each of the three spaces. Understairs cupboard. Telephone point. Picture rail. A small window provides provides additional natural light.

### **Sitting Room 4.27m x 3.30m Max (14' x 10'10 Max)**

With bay window to the front elevation providing a good outlook across the front garden and beyond. A timber chimneypiece surrounds a traditional cast fireplace complete with attractive ceramic tiles and open grate. Television point. Picture rail.

### **Dining Room 3.66m x 3.12m (12' x 10'3)**

With second chimneybreast complete with glazed tile fire surround and hearth to an open grate. A french window leads out to the rear and windows either side provide natural light. Picture rail.

### **Kitchen 2.26m x 1.83m (7'5 x 6')**

With window to the rear elevation and view down the garden. A glazed side door provides access in and out. A further door opens to an understairs cupboard/larder with small window. Fitted stainless steel single drainer sink unit.

### **First Floor Landing**

Stairs, having risen from the ground floor lead to the landing space serving all three bedrooms, bathroom and separate wc via original panelled doors. Access to loft space. Stairwell window.

### **Bedroom 1 4.39m x 3.30m (14'5 x 10'10)**

With corresponding bay window to the front elevation and chimneybreast and fireplace (sealed) between a pair of built-in wardrobe cupboards. Picture rail.

### **Bedroom 2 3.63m x 3.10m (11'11 x 10'2)**

With window to the rear with outlook across the rear garden to beyond. Chimneybreast with fireplace and matching chimneypiece to that within the front bedroom. Built-in wardrobe cupboard. Picture rail.

### **Bedroom 3 2.34m x 1.65m (7'8 x 5'5)**

With window to the front elevation with outlook across the front garden and beyond the hedging.

### **Bathroom**

Fitted with panelled bath with electric shower above and adjacent pedestal wash basin. Tiled walls. Electric wall heater. Shaver point. Window to the rear elevation.

### **Outside**

The properties in this location each own the section of ground directly in front of each other as per the Title Plan shown within these particulars. Consequently, Avondale enjoys the benefit of not just the expected front garden with parking and enclosed garden but also, that section of roadway directly in front and between the side boundaries along with the area of grass and hedge. Furthermore, to the rear the garden extends to a little in excess of 100' at approximately 36m (Source:Goview). The rear garden is in the main lawned with long path and side border. The area of space to the side of the house provides scope for enlarging the house, subject to Planning Permission and as seen at the neighbouring property.

### **Services**

The vendor has confirmed the property benefits from mains water, electricity & drainage. Gas is available from the Public Highway but not connected.

### **Energy Impact of this property**

The Government Certificate states: One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions. An average household produces 6 tonnes of CO2. This property produces 11.0 tonnes of CO2. This property's potential production 6.0 tonnes of CO2. By making the recommended changes, you could reduce this property's CO2 emissions by 5.0 tonnes per year. This will help to protect the environment. Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

### **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**

Avondale, 7 Victoria Hill, Eye, IP23 7HH

### **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 C.

### **Tenure & Possession**

The property is for sale freehold with vacant possession upon completion.

### **Fixtures & Fittings**

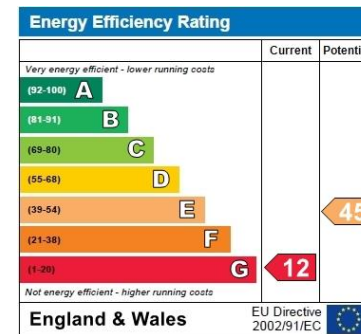
All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

### **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**

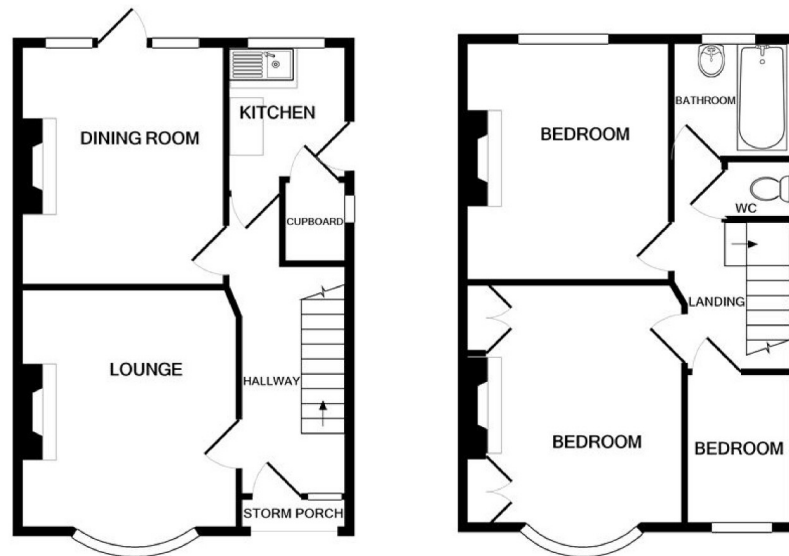
Avondale is easily found from the Town Centre, heading along Lambeth Street past the Fire Station and famous Serpentine wall. Continue uphill and just past the turning into Castleton Way take the access on the left onto a Private Road behind the hedgerow. No.7 will be found on the left.



This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.  
 This official copy shows the state of the title plan on 4 November 2004 at 15:14:09. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.  
 Issued on 4 November 2004.  
 This title is dealt with by the Kingston-Upon-Hull District Land Registry.



# Energy performance certificate (EPC)



GROUND FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 794 SQ.FT. (73.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Avondale 7 Victoria Hill Eye IP23 7HH	Energy rating <b>G</b>
Valid until 6 November 2030	Certificate number 0090-8463-0622-4003-3903

**Property type**  
Semi-detached house

**Total floor area**  
76 square metres

## Rules on letting this property

### ! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. 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).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be E.

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



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