

## lot 8

address:  
27-29 Magdalen Street,  
Eye IP23 7AJ

\*guide price:  
**£120,000 - £140,000**

tenure:  
Freehold

open viewing:  
Thu 19 Nov 14:30 - 15:30  
Sat 21 Nov 14:30 - 15:30  
Tue 24 Nov 11:00 - 12:00

solicitor:  
Mrs Sheelagh M Foort  
Foort Tayler Solicitors  
45 High Street  
Great Dunmow  
CM6 1AH

EPC: E

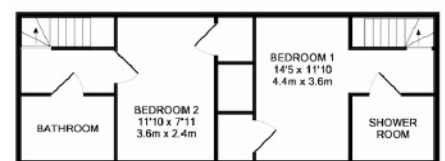
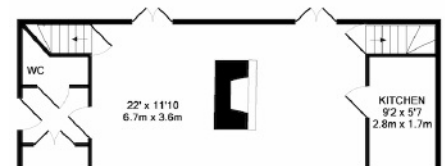


## Redevelopment/refurbishment opportunity... North Suffolk village location

As is evident from the address, although now a single residence, this property was formerly a pair of cottages. Conversion to a single dwelling has retained two staircases and subsequently offers an opportunity to revert back into two units, subject to the necessary permission being obtained.

As an individual house, the ground floor offers a small kitchen, through lounge/diner and cloakroom, whilst upstairs finds 2 separate bedrooms, a shower room and bathroom. The property also enjoys a good size garden.

Priced to sell, we believe this Lot will generate strong interest, as such viewings are highly advised.



\* for definition, please refer to  
"auction notes" on page 3

