



Riverside Maltings, Diss, IP22 4RA
Guide Price £160,000 - £180,000



Situated within walking distance of the railway station, this two bedroom house is well presented throughout further benefiting from off-road parking, conservatory and no onward chain.

Riverside Maltings, Diss

Key Features

- Off-road parking
- Walking distance to railway station
- Outside Store
- Conservatory
- Well presented throughout
- No onward chain
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.

Situation

Found within a small close of similar and attractive properties lying to the east of Diss, the property is within walking distance of the town centre and railway station, whilst also being within a stone's throw of the open rural countryside with many lovely countryside walks to hand. The historic and thriving market town of Diss is found on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley. The town offers an extensive and diverse range of many day to day amenities and facilities whilst having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a two bedroom mid-terrace house being built of traditional brick and block cavity wall construction under a pitched interlock king tiled roof with upvc double glazed windows and doors, whilst being heated by electric storage heaters. Offering light and spacious accommodation and giving versatile living in the regions of 700 sq ft.

Externally

The property is set back from the road being approached via a brick weave driveway giving off-road parking. The main gardens lie to the rear of the property having a large patio area creating an excellent space for alfresco dining with area of lawn to side, whilst being enclosed by panel fencing.



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The rooms are as follows:

ENTRANCE HALL: 5' 11" x 9' 0" (1.82m x 2.75m)

Space for shoes and coats, giving access to kitchen and reception room. Stairs rising to first floor level.

KITCHEN: 4' 11" x 9' 0" (1.52m x 2.75m)

With window to front, the kitchen offers a good range of wall and floor units, work surfaces, four ring electric hob with extractor above, electric oven, one and a half bowl sink with drainer and mixer tap, space for fridge freezer.

RECEPTION ROOM: 11' 9" x 19' 5" (3.59m x 5.94m)

With aspect to rear being a spacious lounge/diner giving access to conservatory.

CONSERVATORY: 8' 9" x 5' 5" (2.67m x 1.67m)

Found at the rear of the property being a double glazed conservatory having views and access onto the rear gardens.

STORE: Found to the front of the property offering itself as excellent storage space with plumbing for washing machine.

FIRST FLOOR LEVEL - LANDING:

With skylight, giving access to two bedrooms and bathroom. Built-in airing cupboard to side.

BEDROOM ONE: 11' 9" x 11' 6" (3.59m x 3.52m)

With window to rear being a spacious double bedroom.

BEDROOM TWO: 8' 5" x 8' 6" (2.58m x 2.60m)

With window to front currently being used as a dressing room.

BATHROOM: 5' 4" x 6' 9" (1.65m x 2.06m)

Comprising panelled bath with overhead shower, low level wc and hand wash basin. Part tiled walls.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8159



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GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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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