



**Church Street, Diss, IP22 4DD**  
**Guide Price £135,000**



An immaculately presented one bedroom first floor apartment occupying a prime position within the town centre, benefitting from off-road parking.

# Church Street, Diss

## Key Features

- Off-road parking
- Prime central position
- Share of freehold
- Beautifully presented
- Short walking distance to railway station
- Council Tax Band A
- Share of Freehold
- Energy Efficiency Rating C.

## Situation

Nestled in the heart of the town centre, the property is a short stroll away from the high street and enjoys a prominent position upon Church Street. The historic market town of Diss is found on the south Norfolk borders within the beautiful countryside of the Waveney Valley, the town offers a lovely assortment of many period and historic properties whilst having an extensive and diverse range of many day to day amenities and facilities alongside a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

## Description

The property comprises one of five apartments within an attractive and period grade II listed building with pleasing mellow red brick elevations under a pitched clay tiled roof. In 2005 the building was sensitively converted into five similar sized apartments, to which each property owns a share of the freehold, with a 199 year lease reverting from 2005. As such there are obligations towards the buildings insurance being in the regions of £200.00 per year. Internally the accommodation is well arranged and presented in an excellent decorative order. Heating is by way of a modern gas fired central heating boiler via radiators and additionally the property is connected to mains drainage.





## Church Street, Diss

The rooms are as follows:

**ENTRANCE HALL:** A shared communal space with one other apartment located at first floor level. Good space for shoes and coats etc.

**LOUNGE/DINER:** With window to the rear aspect. Of a generous size with replaced four panel internal doors giving access to the bedroom, kitchen and bathroom. Loft space above, (reinsulated loft space). In essence a generous size room, a good space as a lounge/diner.

**KITCHEN:** Window to rear. The kitchen offers a good range of wall and floor unit cupboard space with marble effect roll top work surfaces, inset stainless steel one and a half bowl sink with drainer and mixer tap, tiled splashbacks, four ring electric hob with extractor above and oven below. Space for white goods. Breakfast bar to side.

**BEDROOM:** With window to the front aspect enjoying tranquil views down Church Street. A spacious double bedroom.

**BATHROOM:** With frosted window to side. A modern three piece suite in white with tiled shower cubicle, low level wc, wash hand basin with tiled splashbacks.

**AGENTS NOTE:** The property has the benefit of an allocated off-road parking space and additionally there is communal gardens with storage shed, washing lines and space for outdoor dining.

### SERVICES

Drainage – Mains

Heating type – Gas

EPC rating – C

Council Tax Band – A

Tenure – Share of Freehold

**OUR REF:** 8278



# Church Street, Diss



Approximate total area<sup>(1)</sup>  
385.72 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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