



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.





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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.

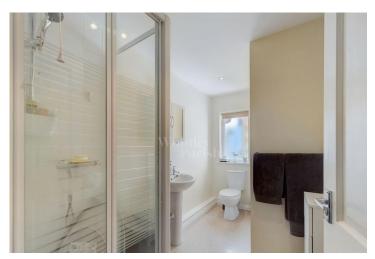
AGENTS NOTE: The property has the benefit of an allocated off-road parking space and additionally there is communal gardens with storage shed, washing lines and space for outdoor dining.

SERVICES

Drainage – Mains
Heating type – Gas
EPC rating – C
Council Tax Band – A
Tenure – Share of Freehold

OUR REF: 8278





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