



Mission Road, Diss, IP22 4HX
Guide Price £170,000 - £180,000



Situated within walking distance of the railway station, this two bedroom cottage benefits from original fireplaces, two reception rooms and no onward chain.

Mission Road, Diss

Key Features

- Courtyard garden
- *NO ONWARD CHAIN*
- Walking distance to railway station
- 2 reception rooms
- Original fireplaces
- Over 600 sq ft
- Council Tax Band A
- Freehold
- Energy Efficiency Rating D.

Situation

Located to the east of Diss and found upon Mission Road, the property is within striking distance of the town centre and mainline railway station, (approximately being a 10 minute stroll). In recent years Mission Road has been restricted to only allow access to residents, now making it a quiet and more tranquil road whilst being within easy access via car to the A140 and the A143. The historic market town of Diss is found on the south Norfolk borders and within the beautiful countryside surrounding the Waveney Valley. The town offers an extensive and diverse range of many day to day amenities and facilities with 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 Victorian cottage with mellow red brick elevations under a pitched clay tiled roof with the benefit of upvc double glazed windows and doors, whilst being heated by a gas fired central heating boiler via radiators. Offering spacious accommodation at both ground and first floor level of over 600 sq ft.

Externally

The property is set back from the road with small enclosed area to the front and courtyard garden found to the rear having a good size outside storage building.



Mission Road, Diss

The rooms are as follows:

RECEPTION ROOM ONE: 11' 8" x 11' 8" (3.57m x 3.57m)

With window to front having fireplace with wood burning stove and giving access to reception room two.

RECEPTION ROOM TWO: 13' 1" x 7' 0" (4.01m x 2.15m)

With window to side being a good space for dining table and chairs, original fireplace and opening to the kitchen.

KITCHEN: 6' 0" x 11' 8" (1.84m x 3.58m)

With window to rear, the kitchen offers wall and floor units, roll top work surfaces, stainless steel sink with drainer and mixer tap, space and plumbing for washing machine. Access to rear hall.

REAR HALL: 4' 11" x 3' 10" (1.52m x 1.18m)

Good space for shoes and coat, giving access to bathroom. Stairs rising to first floor level. External door to side.

BATHROOM: 4' 11" x 6' 11" (1.52m x 2.13m)

With window to rear comprising panelled bath with overhead shower, low level wc, hand wash basin and tiled walls.

FIRST FLOOR LEVEL - LANDING:

Giving access to the two bedrooms.

BEDROOM ONE: 11' 7" x 11' 5" (3.54m x 3.50m)

With window to front being a large double bedroom having multiple wardrobes.

BEDROOM TWO: 10' 0" x 7' 4" (3.07m x 2.24m)

With window to rear lending itself for potential office space if required.

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

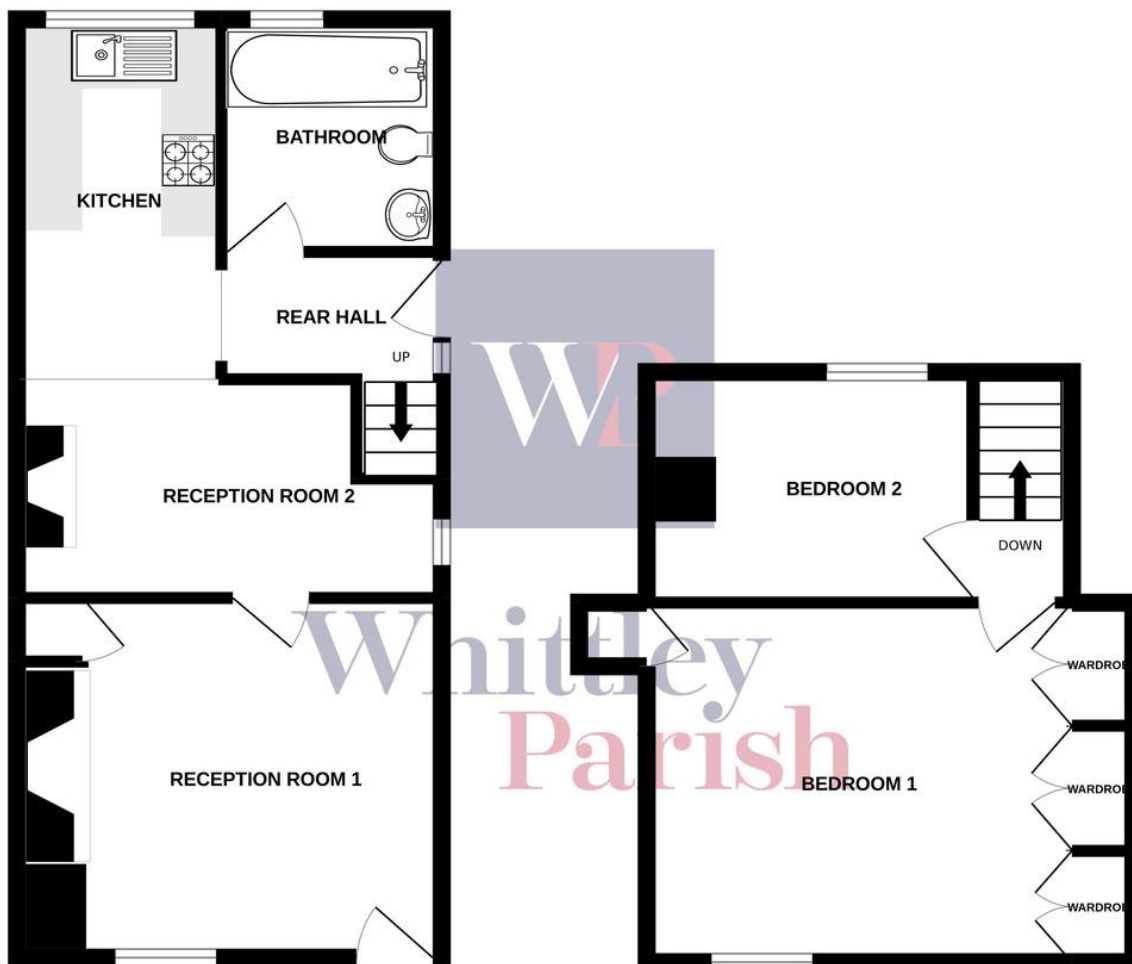
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Mission Road, Diss

GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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