



Victoria Road, Diss, IP22 4JN
Guide Price £210,000 - £220,000



A characterful two bedroom Victorian cottage presented in an excellent decorative order having been much enhanced and upgraded, further benefiting from extensive off-road parking and large southerly facing rear gardens.

Victoria Road, Diss

Key Features

- Large southerly facing rear gardens
- Off-road parking
- Much enhanced & upgraded
- Replaced boiler
- Immaculately presented
- Freehold
- Council Tax Band B
- Energy Efficiency Rating C.

Situation

Located within striking distance of the town centre and railway station, the property occupies a prime position within short walking distance to the high street. The historic and thriving town of Diss is situated on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers 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 itself comprises a two bedroom mid-terrace Victorian cottage under a pitched slate roof with brick façade to the front elevation and rendered to the rear. More recently the property has been significantly enhanced and upgraded benefiting from the installation of replacement sealed unit upvc double glazed windows and doors whilst being heated by a modern gas fired combination boiler via radiators. Throughout the property is presented in an excellent decorative order offering well-proportioned rooms all flooded by plenty of natural light.

Externally

The property is set back from the road with low maintenance gardens to the front, the main gardens found to the rear being of a generous size being predominantly laid to lawn and enjoying a southerly aspect taking in all of the afternoon and evening sun with a leafy green outlook. To the rear boundaries there is a small right of way and in turn gives access to the off-road parking space providing parking for three to four cars. Beyond the parking space there is access to "The Lowes" with countryside walks through the Waveney Valley.



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The rooms are as follows:

RECEPTION ROOM: 11' 2" x 12' 1" (3.41m x 3.68m)

With window to the front aspect, access via a composite door to front, a pleasing first impression with focal point being the open fireplace with inset cast iron stove upon a slate hearth and wood mantle surround. Built-in storage cupboard to side. Period pine four panel internal door giving access to the kitchen.

KITCHEN/BREAKFAST ROOM: 9' 4" x 9' 6" (2.84m x 2.91m)

With window to the rear aspect. Under stairs storage cupboard space. The kitchen offers a good range of wall and floor unit cupboards with oak work surfaces and integrated appliances with four ring electric hob with extractor above, oven below, fitted fridge freezer, inset Butler sink.

INNER HALL: With upvc door to side giving external access onto the rear gardens. Built-in storage cupboard to side housing the washing machine/tumble dryer. Secondary door giving access through to the bathroom.

BATHROOM: 7' 11" x 6' 10" (2.41m x 2.08m)

With frosted window to the rear aspect and being a recently replaced suite in white with panelled bath, shower over, low level wc, wash hand basin and heated towel rail. Storage cupboard to side housing the gas fired boiler. Tiled flooring.

FIRST FLOOR LEVEL - LANDING: Giving access to the two bedrooms.

BEDROOM ONE: 11' 3" x 11' 2" (3.43m x 3.41m)

With window to the front aspect and being a spacious double bedroom with built-in storage cupboard and focal point to side with open fireplace.

BEDROOM TWO: 9' 6" x 9' 7" (2.91m x 2.92m)

Found to the rear aspect of the property having elevated views over the gardens to the south. Alcove to side giving good storage space.

SERVICES:

Drainage - mains
Heating - gas
EPC Rating - C
Council Tax Band B
Tenure - freehold

OUR REF: 8392



Victoria Road, Diss



Floor 0



Floor 1



Approximate total area⁽¹⁾
544.79 ft²

(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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