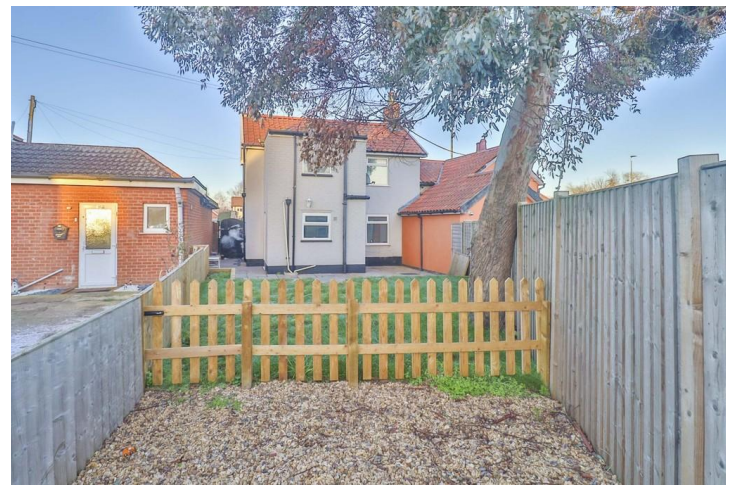




Victoria Road, Diss, IP22 4HZ
Offers Over £170,000



Having been enhanced and upgraded, this spacious two bedroom house benefits from southerly facing rear gardens, modern kitchen and bathroom and being sold with no onward chain.

Victoria Road, Diss

Key Features

- No onward cabin
- Southerly facing rear gardens
- Off-road parking
- Enhanced/upgraded
- Walking distance to railway station
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.

SITUATION

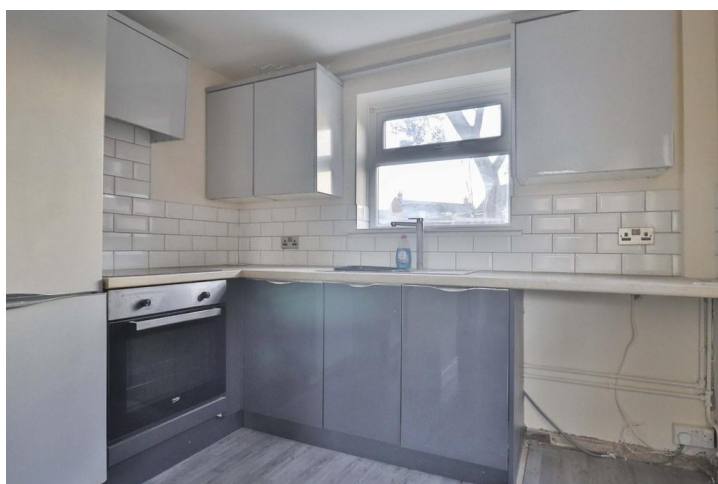
Located to the east of the town centre, the property is set back off Victoria Road upon a spacious plot whilst benefitting from being within a short stroll of the town centre and railway station. The historic market town of Diss is situated on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of many amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The property comprises an individual two bedroom cottage believed to date back to the 1800's and of traditional construction for the time with mellow red brick elevations under a pitched clay tiled roof and with replacement sealed unit upvc double glazed windows and doors whilst being heated by a gas fired central heating boiler via radiators. Internally the property is well presented having been enhanced and upgraded now benefiting modern and contemporary fixtures and fittings.

EXTERNALLY

The property is set back from the road with the main gardens lying to the rear and enjoying a southerly aspect. A large paved patio area abuts the rear of the property creating an excellent space for alfresco dining leading onto an area of lawn and with the potential for off-road parking found to the rear boundaries and accessed off Stuston Road.



Victoria Road, Diss

The rooms are as follows

ENTRANCE HALL: 3' 7" x 3' 0" (1.11m x 0.92m)

Accessed via upvc double glazed frosted door to front. Replaced pine brace and batten internal doors giving access to the reception room and kitchen/diner. Stairs rising to first floor level.

RECEPTION ROOM: 12' 3" x 10' 6" (3.75m x 3.22m)

A bright and spacious double aspect room with windows to front and rear.

KITCHEN/DINER: 20' 4" maximum measurements x 10' 7" narrowing to 7'3" (6.20m maximum measurement x 3.23m narrowing to 2.23m) Another light, bright and airy room with windows to the front and rear aspect. External door to side giving access onto the rear gardens. Replaced kitchen. There is a good range of wall and floor unit cupboard space with wood effect roll top work surfaces, inset four ring electric touch hob with oven below and extractor above. Inset stainless steel sink with drainer and mixer tap and space for white goods etc. Replaced flooring flowing through.

FIRST FLOOR LEVEL:

LANDING:

Replaced carpeting throughout first floor level. Pine brace and batten doors giving access to the two bedrooms and bathroom.

BEDROOM ONE: 20' 4" x 10' 7" narrowing to 10'6" (6.20m x 3.23m narrowing to 3.22m)

With windows to the front and rear aspect. A large double bedroom with built-in storage cupboard to side and alcove to side giving additional storage space.

BEDROOM TWO: 12' 3" x 7' 2" (3.74m x 2.19m)

With window to the front aspect.

BATHROOM: 6' 2" x 9' 3" (1.90m x 2.82m)

With frosted window to rear and comprising of a replaced matching suite with panel bath, large walk-in shower cubicle, low level wc, wash hand basin and heated towel rail.

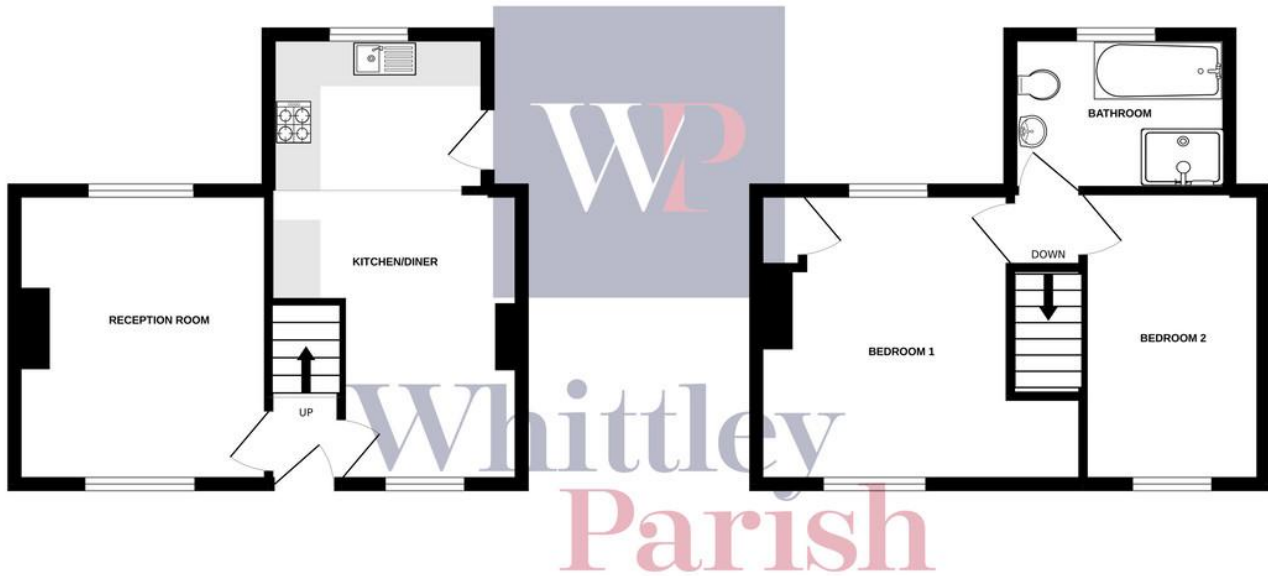
OUR REF: 8097



Victoria Road, Diss

GROUND FLOOR
316 sq.ft. (29.3 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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