



Harrisons Yard, Diss, IP22 4EL
Guide Price £160,000



A one bedroom mid-terrace cottage having thought to date back some 100 years or so being of traditional construction. The property has spacious accommodation throughout and in our opinion represents a good opportunity to be converted into a two bedroom home and an ideal buy to let.

Harrisons Yard, Diss

Key Features

- No onward chain
- One double bedroom
- Four piece suite bathroom
- Fireplace with wood burner
- Walking distance to Diss Town
- Freehold
- Council Tax Band A
- Energy Efficiency Rating E

Situation

Found off Shelfanger Road the property is well located within striking distance of the town centre, upon a small/tranquil mews of just a handful of similar properties (approached off Shelfanger Road and set well back out of sight giving good privacy yet within a short stroll of many amenities and facilities). The historic and thriving market town of Diss is found on the south Norfolk borders 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

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Externally

The property has pedestrian access via a shared driveway (there is enough room for vehicular access leading up to the property whilst there is no off-road car parking space there are two public car parks within a stones throw of the property). To the rear aspect of the house there is a small alleyway size courtyard area which does give a small amount of outside space for external storage or even a table and chairs. Additional external storage can be found to the front of the property in the form of a shed.



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The rooms are as follows:

RECEPTION ROOM: 14' 4" x 10' 7" (4.37m x 3.23m)

Access via solid oak door, window to front aspect, brick fireplace with inset wood burning stove upon a tiled hearth. Door giving access to the kitchen.

KITCHEN: 11' 4" x 9' 11" (3.45m x 3.02m)

Window to rear aspect, the kitchen offers wall and floor units, space for appliances including range style cooker, wall mounted boiler, pantry storage to side and under stairs storage cupboard. Tiled flooring. Internal door giving access to the stairs rising to first floor level. External door giving access to courtyard garden.

FIRST FLOOR LEVEL - LANDING:

Giving access to bedroom and bathroom. Inner lobby with spacious storage cupboard.

BEDROOM: 14' 5" x 10' 7" (4.39m x 3.23m)

With window to front aspect.

BATHROOM: 10' 11" x 6' 6" (3.33m x 1.98m)

Comprising a four piece suite with roll edge freestanding bath, shower cubicle with extractor, low level wc and hand wash basin over vanity unit. Tiled flooring and partly tiled walls.

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

OUR REF: 8220



Harrisons Yard, Diss

GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.

1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 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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