



**Factory Lane, Diss, IP22 4EF**  
**Guide Price £120,000 - £130,000**



A spacious and immaculately presented one bedroom ground floor apartment being within short walking distance of the town centre and benefiting from allocated off-road parking, communal gardens and being sold with no onward chain.

# Factory Lane, Diss

## Key Features

- No onward chain
- Share of freehold
- Allocated off-road parking
- Replaced combi boiler
- Ground floor accommodation
- Council Tax Band A
- Energy Efficiency Rating C

## Situation

Occupying a pleasing position, set well back from the road the property is found to the west of the town centre (being a short walking distance away). Over the years this area of Diss has proved to have been a sought after and popular residential area, predominately comprising of attractive post war houses built upon large plots. The historic market town of Diss is found in the beautiful countryside surrounding the Waveney Valley on the south Norfolk borders and offers a diverse and extensive 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 comprises a one bedroom ground floor apartment and forms part of a small complex of just sixteen similar properties having been built in the 1990's by the highly respected local builder Derek Ingram. Being of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with the benefit of the installation of replacement sealed unit upvc double glazed windows and doors, heated by a modern gas fired combination boiler via radiators (installed in 2018 with replaced pipework and radiators. Additionally the property is just in the process of having cavity wall insulation). Throughout the property has been well maintained and presented.

In 2023 the residents collectively purchased the freehold whereby each property now owns a share of the freehold reverting off a 999 year lease, as such there are obligations towards service charges, being £40.00 per month which includes street lighting, maintenance of the communal areas and gardens, buildings insurance and public liability insurance.

## Externally

The property has the benefit of allocated off-road parking, (there is also a good provision of visitor bays). Further use of the communal gardens within the development.



## Factory Lane, Diss

The rooms are as follows:

**ENTRANCE HALL:** 10' 8" x 2' 10" (3.25m x 0.86m)

Access via upvc double glazed frosted door to front, further access through to the bathroom, reception room and bedroom. Consumer unit (consumer unit to side being replaced in July 2022).

**RECEPTION ROOM:** 16' 5" x 10' 5" (5m x 3.18m)

Found to the rear of the property and flooded by plenty of natural light due to a southerly aspect. French upvc double glazed doors opening onto the rear gardens.

**KITCHEN:** 9' 9" x 7' 2" (2.97m x 2.18m)

With window to the front aspect offering a good range of wall unit cupboard space with roll top work surfaces over, inset stainless steel sink, four ring gas hob with extractor above and oven below, (oven replaced in 2021). Space for white goods and LVT flooring.

**BEDROOM:** 13' 3" x 8' 8" (4.04m x 2.64m)

A generous size double bedroom with built-in storage cupboard to side.

**BATHROOM:** 9' 9" x 4' 11" (2.97m x 1.5m)

A modern three piece suite in white with panelled bath, shower over, low level wc, wash hand basin and LVT flooring.

**SERVICES**

Drainage - Mains

Heating type - Gas central heating

EPC rating - C

Council Tax Band - A

Tenure - Share of Freehold

**OUR REF: 8354**



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