



Victoria Road, Diss, IP22 4JE

Guide Price £150,000 - £170,000

For sale by livestream auction on Wednesday 13th September at 11.00am.

- Large southerly facing rear gardens
- No onward chain
- Walking distance to town
- 2 reception rooms
- Utility
- Council Tax Band B
- Freehold
- Energy Efficiency Rating E.



Property Description

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 a three bedroom mid-terrace house with pleasing mellow red brick elevations under a pitched slate roof and with replaced sealed unit upvc double glazed windows and doors. Internally the property offers spacious accommodation in the regions of 800 sq ft and has just recently benefitted from being redecorated through being presented in an excellent decorative order.

Externally

The main gardens lie to the rear of the property and are of a most generous size enjoying a southerly aspect, being predominantly laid to lawn and being enclosed by panel fencing with patio area creating an excellent space for alfresco dining and vegetable plot to the rear boundaries.

The rooms are as follows:

RECEPTION ROOM ONE: 11' 0" x 12' 7" (3.37m x 3.86m) maximum measurements. With window to the front aspect, access via storm porch to front, upvc door giving internal access. Fireplace to side with inset electric fire and wood mantle surround, secondary door giving access to reception room two.

RECEPTION ROOM TWO: 11' 0" x 9' 9" (3.37m x 2.99m) With window to the rear aspect, open fireplace to side with wood mantle surround and a tiled hearth. Period four panel pine internal doors giving access to the kitchen/breakfast room, stairs rising to first floor level and under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM: 10' 2" x 8' 0" (3.10m x 2.44m) With window the side aspect, the kitchen offers a good range

of wall and floor units with wood effect roll top work surfaces, four ring electric hob with extractor above and oven below, inset stainless steel one and a half bowl sink with drainer and mixer tap.

UTILITY: 4' 5" x 8' 8" (1.35m x 2.66m) With external door to side, roll top work surface with inset sink and space for washing machine and tumble dryer below.

BATHROOM: 4' 5" x 8' 4" (1.37m x 2.55m) With frosted window to side being a matching three piece suite in white with bath and shower over, low level wc and hand wash basin. Tiled flooring.

FIRST FLOOR LEVEL - LANDING: 11' 1" x 4' 10" (3.38m x 1.48m) Stairs rising from ground floor level, period four panel pine internal doors giving access to three bedrooms. Access to loft space above and airing cupboard to side.

BEDROOM ONE: 11' 0" x 12' 7" (3.37m x 3.85m) With window to the front aspect being a particularly large master bedroom with ornate fireplace to side.

BEDROOM TWO: 10' 2" x 8' 1" (3.10m x 2.48m) With window to the rear aspect enjoying elevated views over the gardens to a southerly aspect, being a double bedroom.

BEDROOM THREE: 10' 11" x 6' 11" (3.35m x 2.13m) With window to the rear aspect, although the smaller of the three bedrooms still a good size.

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

OUR REF: 7884



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.

