



**Ipswich Road, Pulham Market, Diss, IP21 4YJ**

**Guide Price £120,000 to £130,000**



# Property Features

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- No onward chain
- Rural views
- Communal gardens
- Off road parking
- Investment potential - currently tenanted
- Drainage - mains
- Heating - night storage heaters
- Council Tax Band A
- Leasehold
- Energy Efficiency Rating D

## Full Description

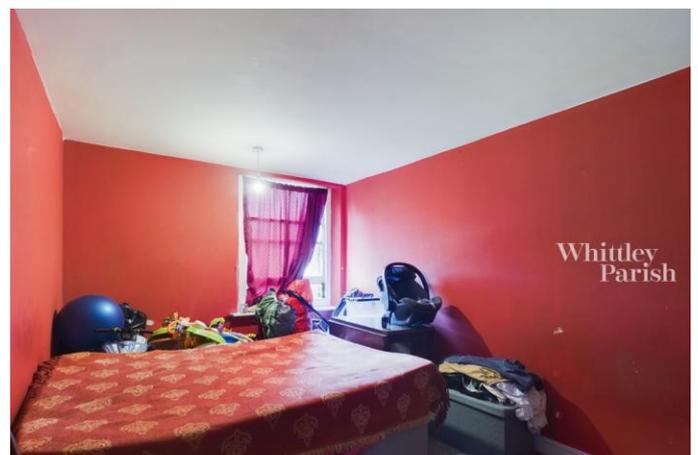
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Hillcrest Court is a unique historic workhouse conversion found in between Diss and Long Stratton having been converted approximately thirty years ago and now comprising of a mixture of different types of one, two and three bedroom flats within a pleasing small development. The property itself comprises of a first floor two bedroom flat, offering spacious accommodation and particularly pleasing views to both the southern and northern aspect of the building.

Being a leasehold property there are obligations towards a ground rent and service charge. The ground rent is currently £25 per six months with the service charge being £105 per month, the building insurance is understood to be approximately £400 per annum. The agent has also been advised there is approximately 164 years remaining on the lease.

Externally the property/development is approached off the A140. There is the benefit of a good provision of off-road parking space for the properties whilst benefitting from a large communal garden surrounded by the open rural countryside.

Found within close proximity of the market town of Diss, just ten miles to the south, and offering 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. The village of Pulham Market is approximately one mile away with an excellent range of day to day amenities and facilities with village shops, convenience stores, post office, doctor's surgery, public houses, schooling and a fine church.



## ENTRANCE HALL

A good space for shoes and coats with an inner hallway measuring 25' 8" x 2' 11" (7.83m x 0.91m) with three windows to the southern aspect of the building giving elevated views over the rural countryside. Built-in airing cupboard to side housing the hot water cylinder and with shelving.

## LOUNGE

Found to the front aspect of the building and having views over the small communal green. Flooded by plenty of natural light and would serve well as a lounge/dining room integrated together.

## KITCHEN

Found to the front aspect of the building and being a remodelled kitchen with storage cupboards and marble effect roll top work surface over, inset stainless steel 1 1/2 bowl sink with drainer and mixer tap above. Space and plumbing for automatic washing machine, tiled splashbacks. Space for oven to side.

## BEDROOM ONE

Found to the front aspect of the property being a good size double bedroom.

## BEDROOM TWO

Found to the front aspect of the property also being able to cater for a double bed if required.

## BATHROOM

Comprising of a low level wc and good space for storage. Opening leads through to a space with panelled bath with electric Triton shower over and hand wash basin.

**OUR REF: LO1030**





Approximate total area<sup>(1)</sup>  
633.80 ft<sup>2</sup>

(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.

GIRAFFE360

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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