



**Lord Road, Diss, IP22 4HD**  
**Guide Price £130,000 - £140,000**



An immaculately presented one bedroom dwelling ideally positioned within short walking distance of the railway station and town centre. Further benefiting from off-road parking and being sold with no onward chain.

# Lord Road, Diss

## Key Features

- No onward chain
- Off-road parking
- Immaculately presented
- Short walking distance to railway station
- Gas central heating
- Ideal FTB or investor purchase
- Council Tax Band A
- Freehold
- Energy Efficiency Rating C

## Situation

Found to the east of the town centre the property is well positioned upon a small road surrounded by similar attractive properties, being within short walking distance of the high street and mainline railway station. Lord Road predominantly comprises of properties built in the 1980's being a small no-through close and having been a popular location over the years. The historic and thriving 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 day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

## Description

Comprising a one bedroom house, the property is one of four properties being within a building forming a quarter house and was built in the 1980's by Messrs Barret Homes. The building is of brick and block cavity wall construction under a pitched interlocking tiled roof, with sealed unit upvc double glazed windows and doors, heated by a gas fired combination boiler via radiators. Internally the property is well laid out with well proportioned rooms and with the bedroom being of a generous size with a good provision of built-in storage cupboard space, whilst at ground floor level there is open plan living flooded by plenty of natural light due to a southerly aspect. Externally there is the benefit of off-road parking for a couple of cars upon a tarmac driveway with a small area of lawn having a washing line and giving space to sit out, further access to shared communal garden.



## Lord Road, Diss

The rooms are as follows

**LIVING/DINING ROOM:** 15' 3" narrowing to 8'3" x 12'8" narrowing to 6'3" (4.66m narrowing to 2.52m x 3.87m narrowing to 1.92m) A double aspect room found to the front of the property and enjoying a southerly aspect. Upvc door to side giving external access with storm porch beyond and external storage. Spiral staircase rising to first floor level. Arch connecting through to kitchen.

**KITCHEN:** 6' 3" x 5' 3" (1.91m x 1.61m)

With window to the side and comprising roll top work surface, inset stainless steel sink with drainer and mixer tap, tiled splashbacks, free standing oven with electric hob and double oven below. Extractor above. Space for white goods . Built -in pantry cupboard to side. Lino flooring.

**FIRST FLOOR LEVEL: LANDING:**

Giving access to the bedroom and bathroom.

**BEDROOM:** 7' 8" x 12' 9" (2.34m x 3.89m)

A double aspect room being a generous double bedroom and having a good provision of built-in storage cupboard space with double and single cupboards.

**BATHROOM:** 8' 0" x 5' 3" (2.45m x 1.62m)

With frosted window to side. Comprising of a modern suite in white with tiled shower cubicle, electric shower over, low level wc and wash hand basin.

### SERVICES

Mains Drainage

Heating Type - Gas

EPC rating - C

Council Tax Band - A

Tenure - Freehold

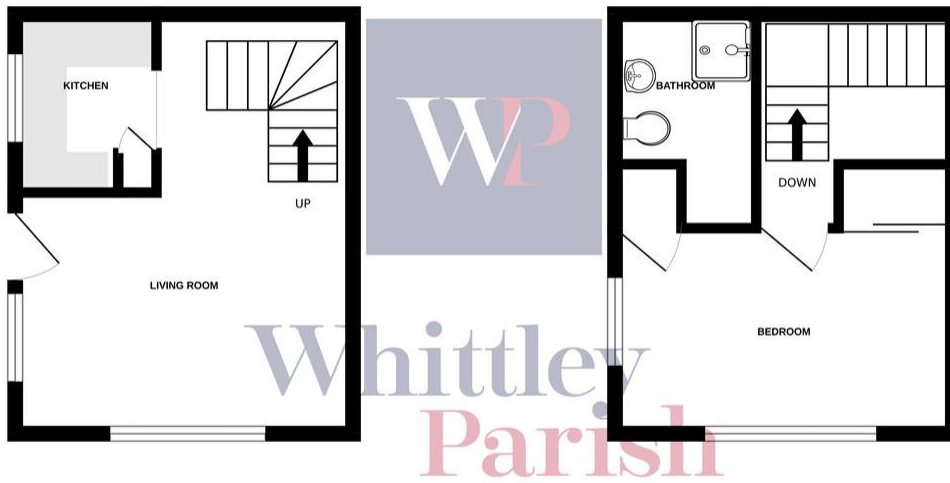
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# Lord Road, Diss

GROUND FLOOR

1ST FLOOR



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