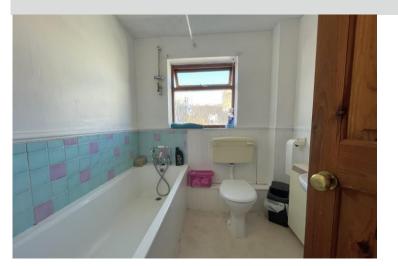
# twgaze

# **Residential sales**



Teal Cottage 36 Chapel Street Diss IP22 4AN







# Location

Located within the Conservation area of the town, just a short walk from the bustling and thriving Market Place. Diss is a market town on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.

# The Property

Period, grade II listed terrace house which has been let out for a number of years, with scope to continue as a 'buy to let' investment, or perhaps a first time buy. The accommodation is modest in size, with living room to front, galley kitchen, first floor landing and two bedrooms (double and a single).



### Important Notice

Important Notice TW Gaze for themselves and for their Client give notice that-1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities. While we nedewour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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prop@twgaze.co.uk

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# been let at £625

pcm

# **Services**

Outside

Mains water, drainage and electricity are connected to the property.

There is an enclosed courtyard at the rear with space

for a patio table and chairs. There is a small storage outbuilding. Agents note: The property has previously

# How to get there:

What3words: //tigers.juicy.likes

# Viewing

By appointment with TW Gaze.

# Freehold

Council tax band : A

Ref: 2/19577/RM