



Denmark Street | Diss | IP22 4LE

Price Guide £195,000

twgaze

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Two bedroom Grade II listed attached cottage in the town centre with easy access to facilities. Stunning views of the Mere to the rear.

- Town centre property with walking distance of amenities
- 2 Bedrooms
- Balcony with stunning views of the Mere
- ** Viewing recommended **

Location

Denmark Street enjoys immediate access to the centre of this thriving market town which has 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.





Property

8 Denmark Street, Diss, Norfolk, IP22 4LE is a well-presented two-bedroom period home situated in a sought-after location close to the centre of town. The property is set across two floors and offers a practical and welcoming layout. On the ground floor, a hallway leads into a spacious living room and through to a conservatory which opens directly onto a balcony and terrace area with beautiful views across the Mere – a real highlight of the property. To the rear of the ground floor is a bright, well-lit kitchen, and there is also the convenience of a downstairs WC. Upstairs, the first floor comprises two comfortable bedrooms and a bathroom, providing well-balanced accommodation. The combination of internal space and the unique position overlooking one of Diss's most attractive landmarks makes this a rare opportunity to own a home in a desirable and central setting.

Outside

Balcony terrace overlooking the Mere .

Services

Mains water, gas and electric are connected to the property.

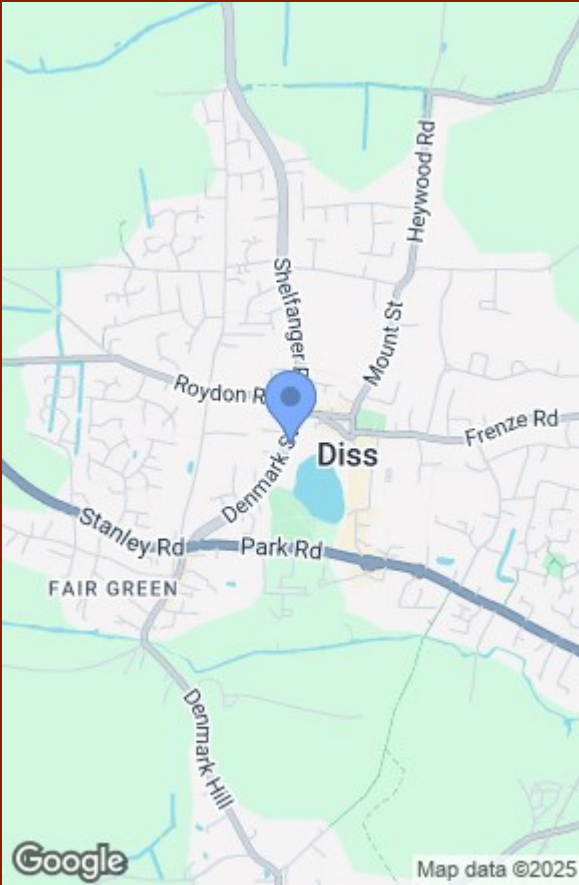
How to get there

What3words - ///enough.lifelong.multiples

Council Tax B

Freehold



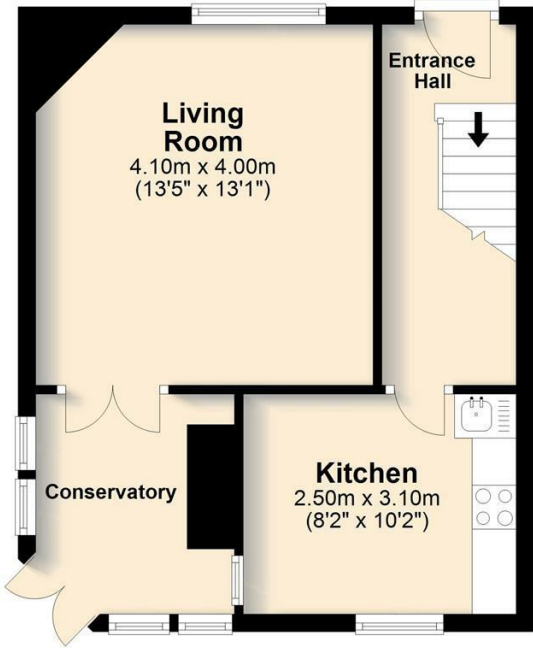


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

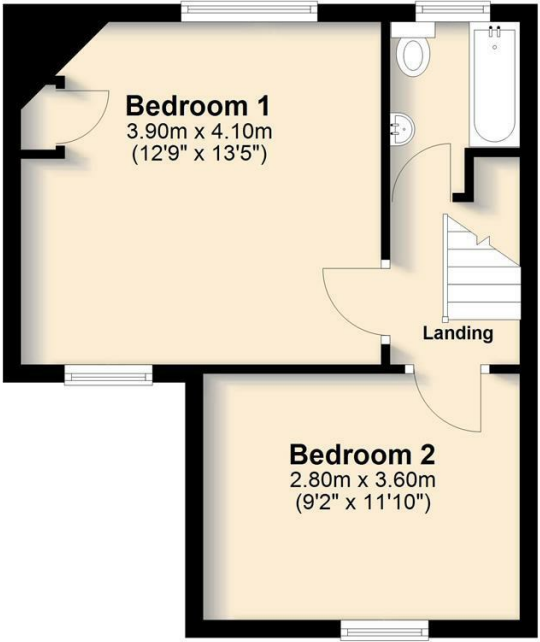
Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 69.5 sq. metres (748.5 sq. feet)

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