



£290,000

7 Denmark Street, Diss, IP22 4LE



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\*\*GUIDE PRICE £290,000 - £300,000\*\*

\*\*\* AMAZING VIEWS OVER THE MERE \*\*\* Offered to the market is this rare opportunity to purchase a Grade II Listed property that overlooks the famous Diss Mere. Situated just a few minutes' walk from the town centre, viewings are highly recommended. Full of CHARACTER & CHARM!

Denmark Street is located in the centre of the Norfolk market town of Diss, featuring many modern day amenities and supermarkets all within a short walk from the property.

The front door leads straight into the property at the mid-level entrance hall and from this point you then access bedrooms and shower room with staircases to the lower floors and upper floor.

| Energy Efficiency Rating                    |                            |                                                                                       |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                             |
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) A                                 |                            |                                                                                       |
| (81-91) B                                   |                            |                                                                                       |
| (69-80) C                                   |                            |                                                                                       |
| (55-68) D                                   |                            |                                                                                       |
| (39-54) E                                   |                            |                                                                                       |
| (21-38) F                                   |                            |                                                                                       |
| (1-20) G                                    |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| England & Wales                             | EU Directive<br>2002/91/EC |  |