

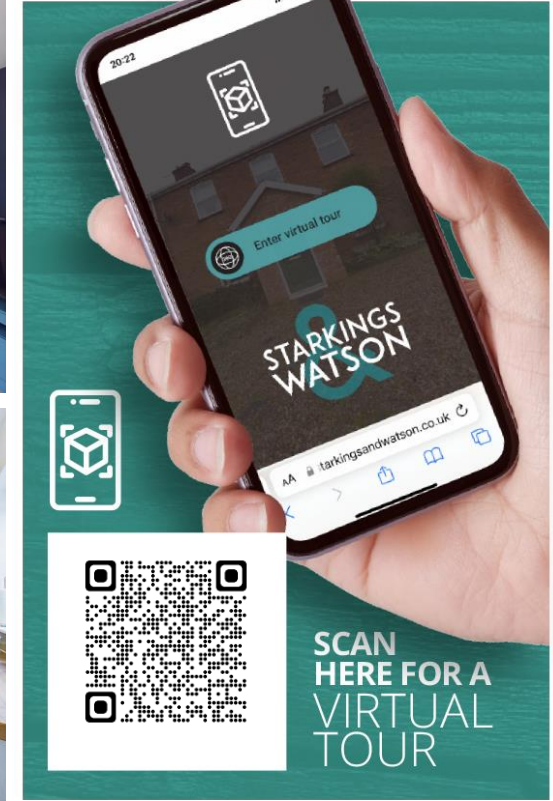
VICTORIA ROAD

Diss IP22 4JN

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01379 450950

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STARKINGS & WATSON

- Mid Terrace Home
- Presented In Excellent Order
- Sitting Room With Woodburner
- Kitchen With Pantry Cupboard
- Two Ample Bedrooms
- Private Rear Garden
- Off Road Parking For Multiple Cars
- Excellent Location For Town & Train Station

IN SUMMARY

Located in the HEART OF DISS you will find this WELL PRESENTED TWO BEDROOM MID-TERRACE Victorian home. The house offers internally a main sitting room to the front with WOODBURNER, kitchen beyond which has been upgraded with a pantry cupboard. There is a rear lobby housing the white goods and a well fitted bathroom beyond. On the first floor there are TWO AMPLE BEDROOMS. Externally you will find VERY GENEROUS SOUTH FACING REAR GARDENS with the HUGE BENEFIT of a PRIVATE OFF ROAD PARKING AREA to the rear for multiple cars. The property has the benefit of replacement uPVC double glazing and a modern GAS FIRED central heating boiler. The house is located within easy reach of all the towns amenities as well as lovely countryside walks to the rear via 'The Lowes'. The property would make an ideal FIRST TIME BUY or BUY TO LET.

SETTING THE SCENE

Approached from Victoria Road there is a gated and walled front garden with shingle and a pathway leading to the main entrance door. Accessed via a

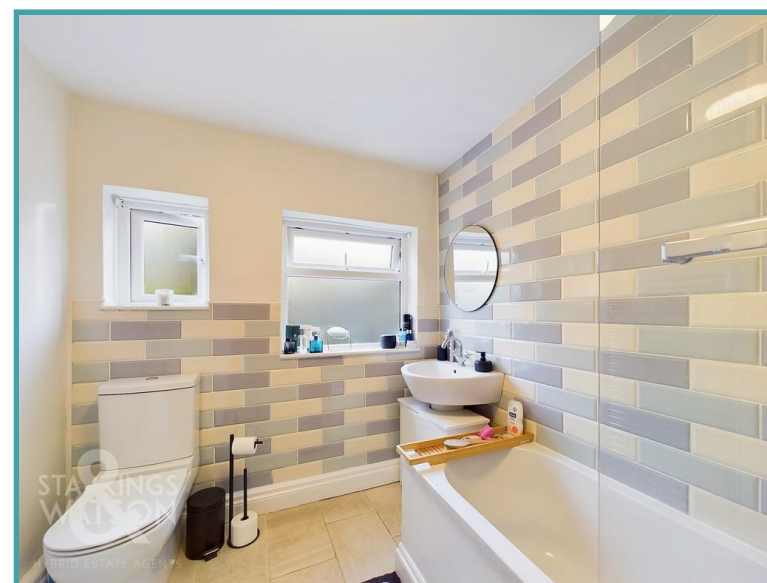
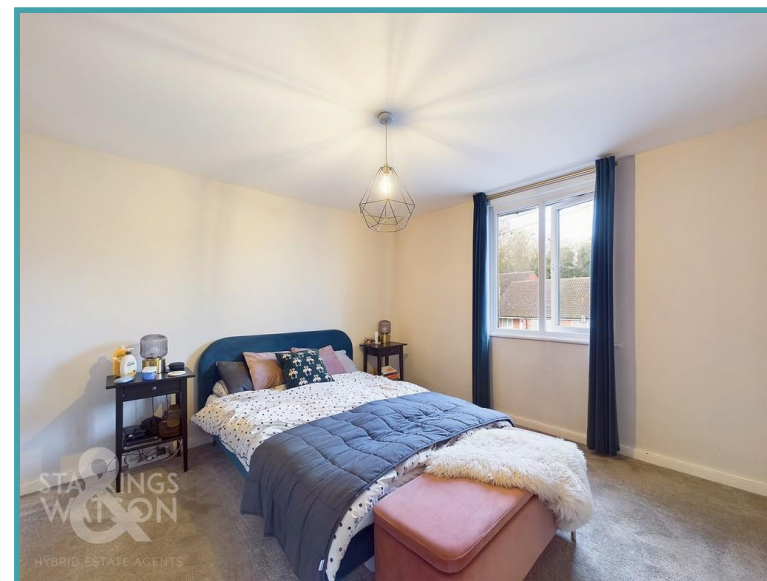
small path to the left of the terrace row is an access to the rear providing a shingled parking area suitable to park 3 cars off road, a huge benefit to the property.

THE GRAND TOUR

Entering via the main entrance door to the front you will find the main reception room with feature fireplace housing a woodburner. There is a built in cupboard as well as wood effect flooring. The sitting room gives way to the kitchen beyond with a shaker style kitchen and wooden worktops over. There is a pantry cupboard downstairs, a butler sink, electric oven and hob, fridge/freezer and stairs to the first floor. The kitchen leads to the rear lobby with space and plumbing for the white goods as well as door to the rear garden with the bathroom found beyond. The bathroom is tiled with a bath and shower over as well as the boiler cupboard. Heading up to the first floor there are two bedrooms, to the rear is a comfortable room overlooking the garden with built in wardrobe. To the front there is a generous double room with feature fireplace and built in storage.

THE GREAT OUTDOORS

The rear garden is generous in size and offers a southerly sunny aspect. You will find a shingled patio ideal for outside dining which leads onto the large lawn area. The garden also offers a timber shed with access to the rear leading via the adjoining terrace rear garden to the private rear parking area. This gives access to the Lowes with lovely countryside walks beyond leading away from town.



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Diss Office on **01379 450950**



OUT & ABOUT

The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

FIND US

Postcode : IP22 4JN

What3Words : ///passing.outsmart.branched

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The top of the garden is bisected with access across the adjoining properties garden leading to the parking area.

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

Price:



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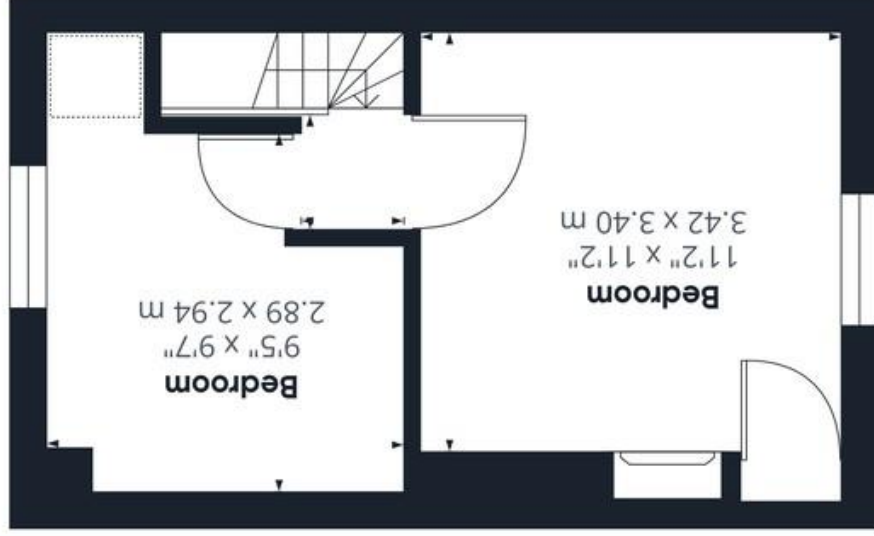
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GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m
541.31 ft²
50.29 m²

Floor 1



Ground Floor

