



Low Road, Bressingham - IP22 2AA



Low Road

Bressingham, Diss

NO CHAIN! Nestled within a charming RURAL LOCATION yet conveniently positioned for Diss, lies this THREE BEDROOM MID-TERRACE house that presents a unique opportunity for those seeking a RENOVATION PROJECT. The property boasts a delightful period former farm workers cottage aesthetic and sits on a generous plot approaching 0.25 acres (stms), providing ample space for potential expansion or landscaping. The cottage requires considerable works but offers the opportunity for buyers to create their own space from scratch. Spanning just under 800 square feet (stms), this characterful abode features a well-proportioned sitting room, entrance hall, separate kitchen/dining room with pantry cupboard, THREE AMPLE BEDROOMS and a ground floor bathroom. To the rear there are ample lawned gardens and the potential of parking off road to the track at the rear. With no onward chain, this property stands ready for a new owner to unleash its full potential and create a dream living space in a rural setting.



Council Tax band: B

Tenure: Freehold

- No Chain!
- Period Former Farm Workers Cottage
- Plot Approaching 0.25 Acres (stms)
- Exciting Renovation Project
- Almost 800 SQFT (stms)
- Sitting Room & Separate Kitchen/Diner
- Three Bedrooms & Bathroom
- Rural Location But Well Positioned For Diss

The village of Bressingham is a typical rural village, with various country roads offering local amenities including a church, village shop and school, all within a short drive or brisk walk. The village is also the home to the Bressingham Steam Museum and Gardens which is a short walk away. For wider facilities the market town of Diss is about two miles to the east providing a good array of local and national shops, schooling to sixth form level, health centre and excellent transport links with a mainline rail station on the Norwich to London Liverpool Street line.

SETTING THE SCENE

To the front there are small gardens with fencing leading to the main entrance door. There is a track to the rear leading to the back of the cottage and the garden where the option of off road parking can be found.



THE GRAND TOUR

Entering the cottage via the main entrance door to the front you will find an entrance hall with space for coats and shoes. This leads to the main sitting room with an open brick built fireplace. The sitting room gives way to the kitchen/dining area with access to the walk in pantry cupboard as well as stairs to the first floor landing. Beyond the kitchen is a small rear lobby with a back door to the rear lean too as well as access to the ground floor bathroom. The bathroom offers a bath with w/c and hand wash basin.

Heading up to the first floor landing you will find three ample bedrooms, two of which are double rooms with the other being a single room.

FIND US

Postcode : IP22 2AA

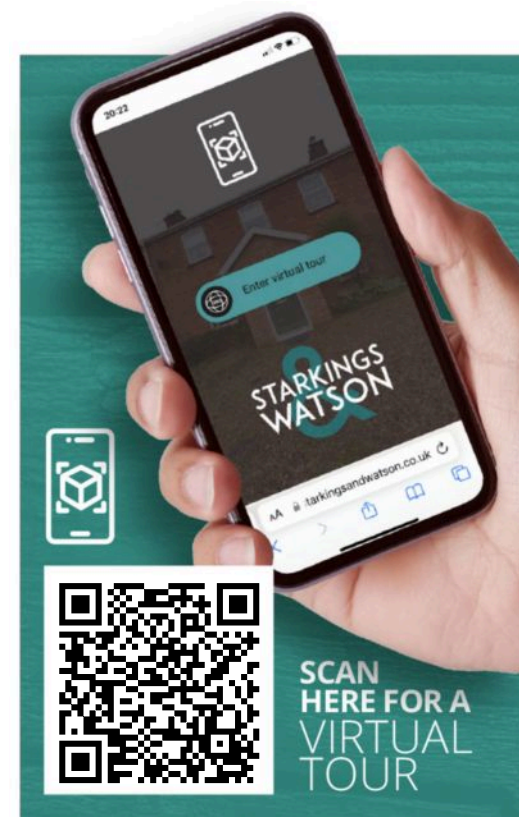
What3Words : ///blackmail.arrived remodel

VIRTUAL TOUR

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

AGENTS NOTE

We understand the property benefits from a septic tank as well as oil fired central heating, mains electricity and mains water. The boundary to the rear garden is currently open and undefined so will require clarification upon purchase.



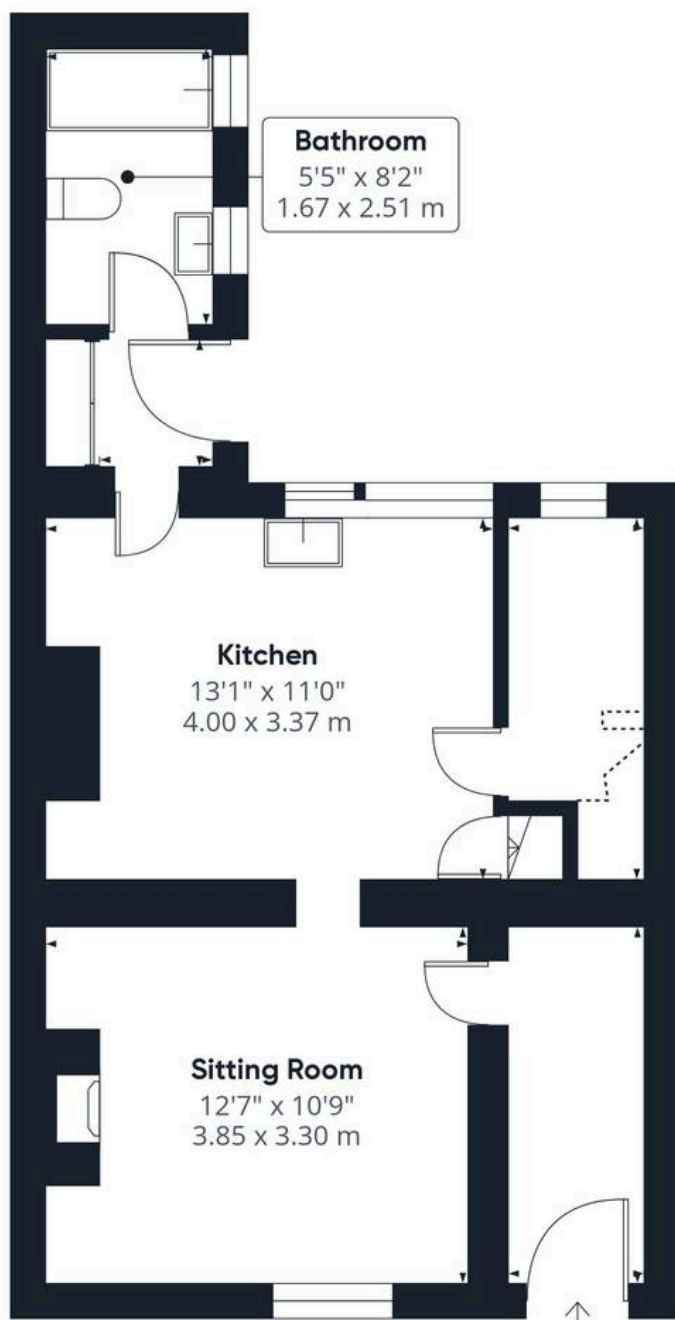




THE GREAT OUTDOORS

The large rear garden offers plenty of potential and space for all the family. The grounds are mainly laid to lawn with an array of trees and hedging. There is brick built store room as well as timber shed, oil tank and oil fired boiler all to the rear of the house. The garden has timber fencing to one side and an open boundary currently to the other side.





Floor 1

Approximate total area⁽¹⁾

782.65 ft²

72.71 m²

Reduced headroom

7.35 ft²

0.68 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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