



Rose Lane, Diss - IP22 4JF





## Rose Lane

Diss

NO CHAIN! Positioned on the edge of town within easy access of the TRAIN STATION and the town itself you will find this characterful SEMI-DETACHED COTTAGE ready to move into with no chain! Step inside the charming abode and be greeted by a welcoming sitting room to the front as well as a separate kitchen to the rear. The cottage also benefits from a separate downstairs W/C beyond the kitchen. The property boasts TWO AMPLE BEDROOMS on the first floor as well as a well fitted family bathroom. Parking is a breeze with the convenience of OFF ROAD PARKING for either one or two vehicles depending on how the space is configured to the rear. Should a purchaser only require one parking space then a small garden space could easily be created. Well located for town amenities and the train station, the property is an ideal choice for those looking for their first home or a savvy investment for the buy-to-let market.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





- No Chain!
- Character Semi-Detached Cottage
- Sitting Room & Separate Kitchen
- Two Ample Bedrooms
- Family Bathroom & Separate W/C
- Off Road Parking & Small Outside Space
- Well Located For Town Centre & Train Station
- Ideal First Time Purchase OR Buy To Let

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.

#### SETTING THE SCENE

Approached via Rose Lane there is a shared parking area with the neighbouring properties which leads to the rear of the house with off road parking for two cars. This space could of course be re-configured to create some private outside space as well as a parking spot if required. There is a main entrance door to the front of the cottage as well as a door to the side off the driveway.



## THE GRAND TOUR

Entering via the main entrance door to the front off Rose Lane you will find the main reception room which offers character and charm as well as the stairs to the first floor landing with a door to the kitchen beyond. The modern kitchen offers a range of fitted units both wall and base as well as integrated appliances including a double oven and hob over with extractor fan. There is then space for all other white goods freestanding as well as a door to the parking area and a door to the rear into the separate w/c.

Heading up to the first floor landing you will find two bedrooms and a family bathroom. The bathroom benefits from a w/c, hand wash basin and bath with shower over. The two bedrooms are both suitable for a double bed.

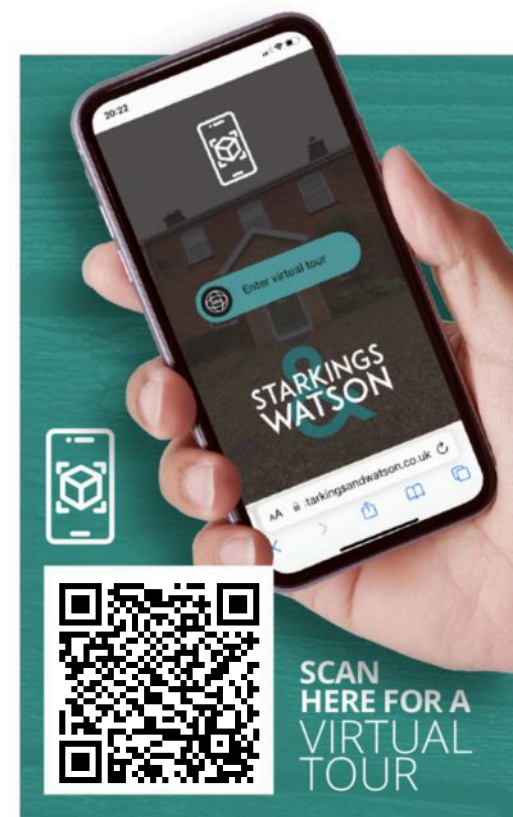
## FIND US

Postcode : IP22 4JF

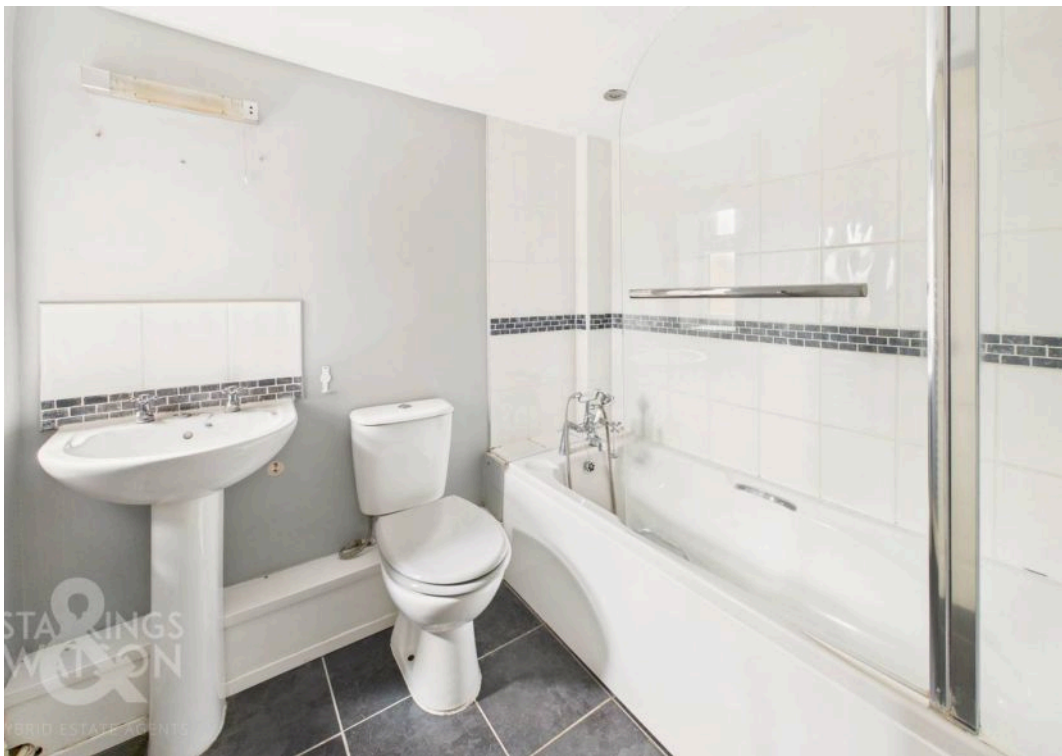
What3Words : ///dreading.strange.headsets

## VIRTUAL TOUR

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







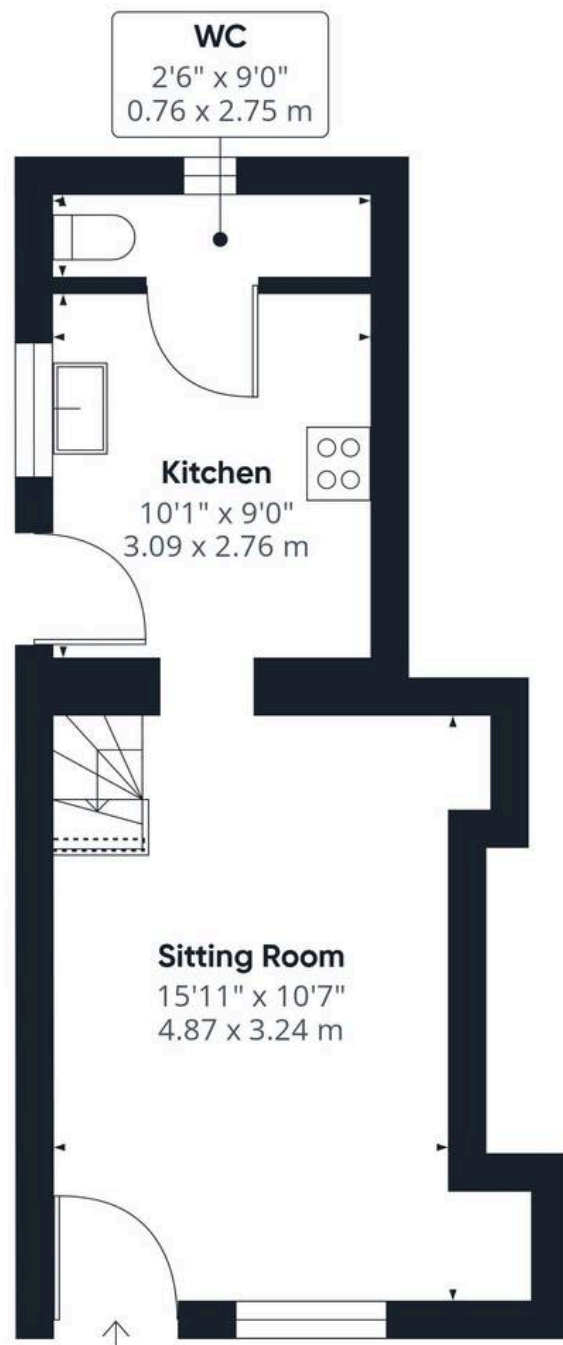




## THE GREAT OUTDOORS

The rear outside space located to the back of the cottage is currently shingled providing parking off road for two vehicles. There is a small covered storage area off the parking space. As previously mentioned this area could be re-configured to provide parking area garden space adjacent to one another if required.





**Approximate total area<sup>(1)</sup>**

584 ft<sup>2</sup>

54.2 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • [diss@starkingsandwatson.co.uk](mailto:diss@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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.