



Mission Road, Diss - IP22 4HX



Mission Road

Diss

NO CHAIN! Nestled in a PRIME LOCATION, this charming TWO BEDROOM end of terrace COTTAGE presents a wonderful opportunity for buyers looking to move swiftly, as it is offered with no chain. Boasting the cosy appeal of a cottage, this property is ideally situated for those seeking convenient access to the LOCAL TRAIN STATION and TOWN AMENITIES. The ground floor features a spacious entrance hallway with W/C, well-appointed kitchen/dining room as well as a generous sitting room to the front. Upstairs, TWO SPACIOUS DOUBLE BEDROOMS complemented by a family bathroom can be found. Adding to the allure of this cottage is the courtyard garden to the side, providing a small but ideal space for relaxation and entertaining. With its versatile layout and coveted location, this property presents an ideal choice for FIRST TIME BUYERS or potential investors looking to add to their portfolio.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E



- No Chain!
- End Of Terrace Cottage
- Ideal Location For Train Station & Town
- Kitchen/Diner & Sitting Room
- Two Large Bedrooms
- Family Bathroom & W/C
- Courtyard Garden To Side
- 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 Mission Road, you will find a hard standing frontage with shingle and a gate to the side onto the courtyard style garden. The main entrance door is found to the front into the sitting room.



THE GRAND TOUR

Entering via the main entrance door to the front, you will find the main sitting room, a bright and spacious room with a newly laid carpet. Beyond the sitting room is the entrance hallway to the side with a door to the side garden as well as built in storage, stairs to the first floor and a useful w/c. The hallway also gives access to the kitchen/dining room to the rear of the cottage with a range of wall and base level units, wall mounted gas fired boiler, freestanding electric oven and hob and space for further white goods as well as space for a table.

Heading up to the first floor landing there are two spacious bedrooms, one to the front and one to the rear. The family bathroom is found between the bedrooms with a built in cupboard, bath with shower overhead, w/c and hand wash basin.

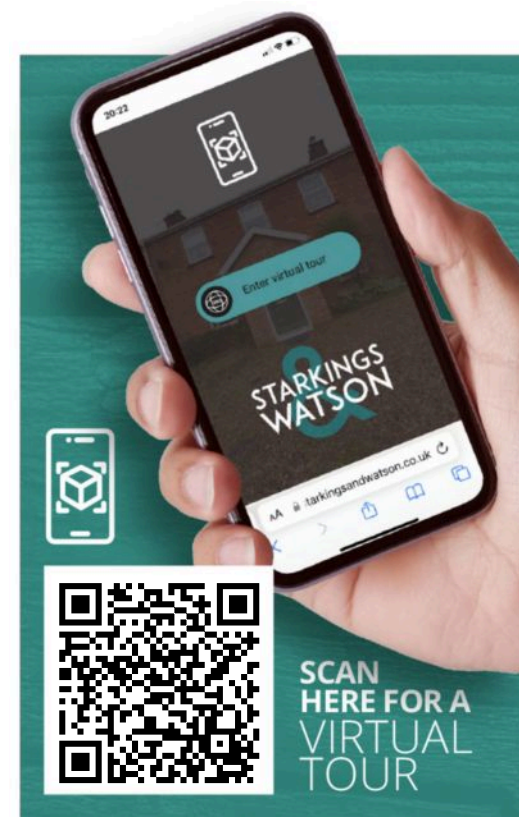
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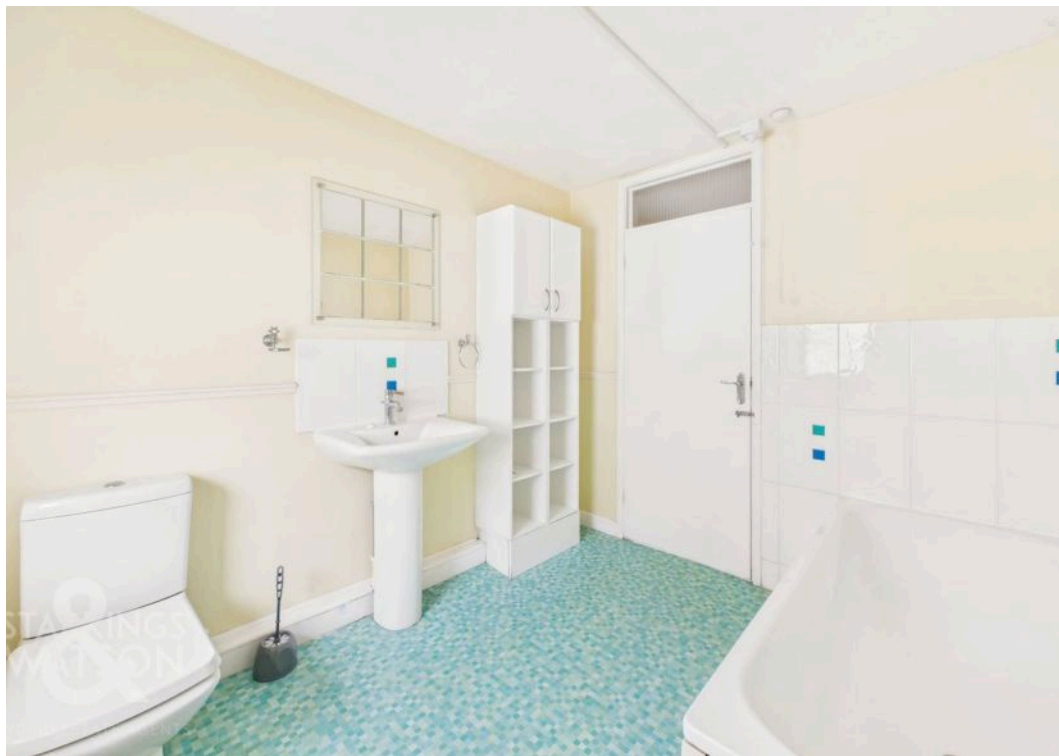
Postcode : IP22 4HX

What3Words : ///rests.guidebook.appendix

VIRTUAL TOUR

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



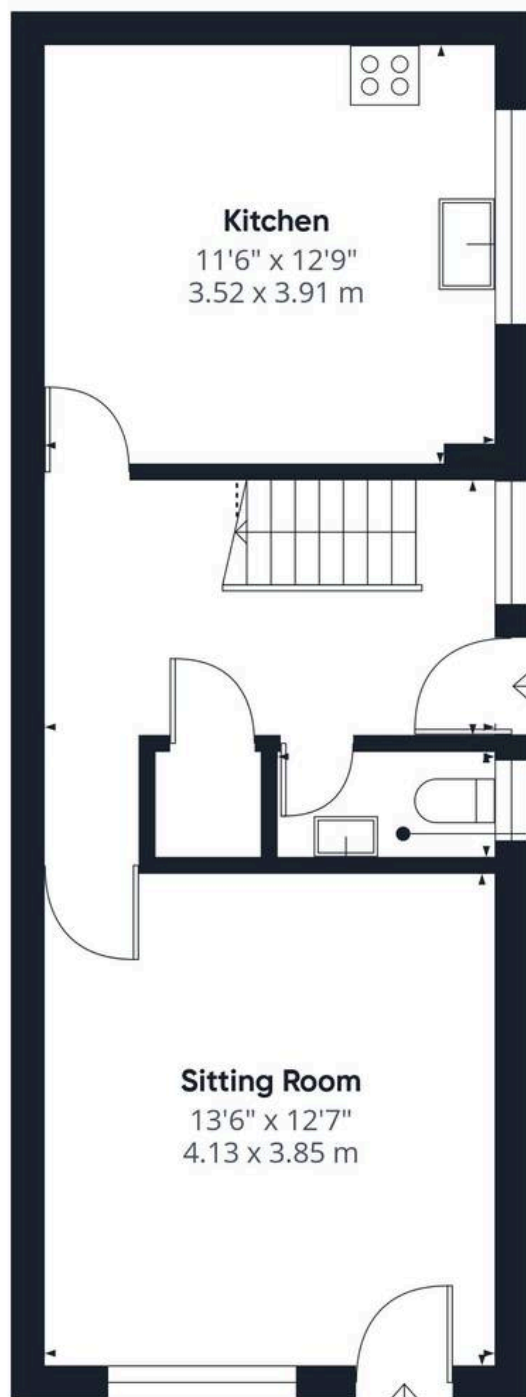




THE GREAT OUTDOORS

The garden can be found to the side of the cottage only and is laid to hard standing providing an ideal space for a small table and chairs. There is a timber shed for storage and a gate to the front providing access to the frontage directly.





Approximate total area⁽¹⁾

894 ft²

83.1 m²

Reduced headroom

12 ft²

1.1 m²

(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



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