



Victoria Road, Diss - IP22 4JG



Victoria Road

Diss

NO CHAIN. Sat back from the street with a DRIVEWAY giving OFF ROAD PARKING this MID-TERRACE period home offers fantastic living spaces alongside a GENEROUS REAR GARDEN. Internally, the property boasts a BAY FRONTED family room with SEPARATE SITTING/DINING ROOM sat just behind which flows seamlessly in to the bright and airy KITCHEN with UTILITY SPACE sat just behind this. The very rear of the ground floor is home to the THREE PIECE BATHROOM with separate WC on the first floor for ease of living. Each of the TWO DOUBLE BEDROOMS are well proportioned and come with BUILT IN STORAGE space.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain
- Mid-Terrace House
- Bay Fronted Family Room & Separate Sitting/Dining Room
- Kitchen Leading To Utility Area
- Three Piece Ground Floor Bathroom & First Floor WC
- Two Double Bedrooms
- Off Road Parking
- Large Rear Garden

The property is located within easy reach of 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

The property is set back from the streets where an opening between two mature hedged borders allows for off road parking at the front of the home whilst a pathway leads down the left hand side of the space taking you towards the covered front door.



THE GRAND TOUR

Once inside, the central hallway is the first space to greet you laid with all hard wearing wooden effect flooring, this space allows access to all living spaces within the property as well as stairs for the first floor. The first reception room you will encounter emerges to your right hand side with solid original wooden flooring. The space is a well proportioned bay fronted room with tall period ceilings, feature fireplace all currently used as a secondary sitting area. Sat just behind this is a versatile sitting and dining room with potential choice of layouts and uses of each of these rooms being available. This room looks onto the rear garden through uPVC double glazed windows and features an under the stairs storage space with with all solid wooden flooring suited to a potential choice of soft furnishings. Just beyond this is a bright and airy kitchen with a mixture of wall and base mounted storage units giving way to an inset enamelled sink with integrated appliances including an oven and hob with extraction above. There is space remaining here for further white goods and appliances with plumbing to accommodate a washing machine. Just beyond this is a handy utility area with access door taking you to the rear garden before the three piece bathroom suite at the very rear of the home complete with electric shower mounted over the bath and low level radiator.

The first floor landing allows access to both of the bedrooms as well as a handy two piece WC just off from the landing with frosted glass window to the rear of the home and wall mounted gas boiler. Just next door to this is the smaller of the double bedrooms, still a well proportioned living space with views into the rear garden and handy built in storage cupboard whilst the last of the bedrooms sits towards the very front of the home. Measuring impressive 12' in length, the space is fronted by large uPVC double glazed windows and laid with all carpeted flooring.

FIND US

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VIRTUAL TOUR

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



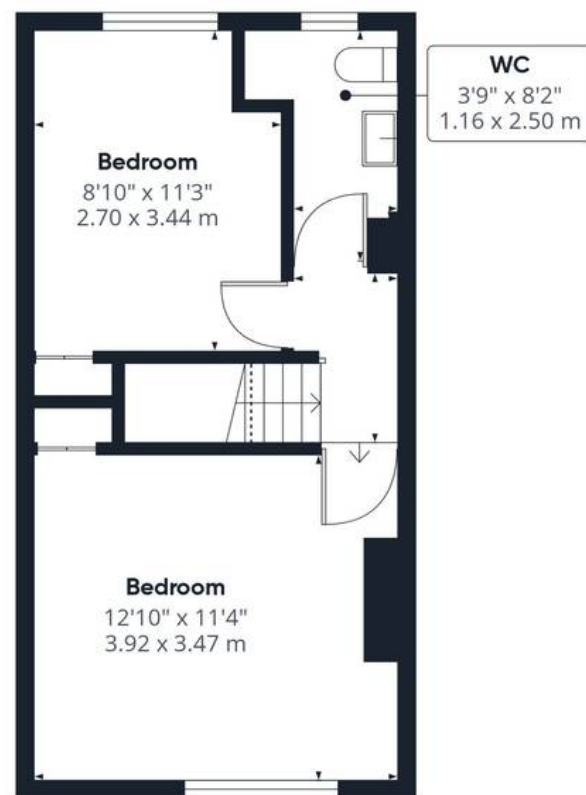




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with tall timber panel fencing. Where initially a seating area sits towards the very front of the garden whilst an open lawn space reaches to the very rear with colourful and well maintained planting borders and a secondary flagstone patio currently housing a summer house at the very rear.





Floor 1

Approximate total area⁽¹⁾

760 ft²

70.8 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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