



**Flat D Church Street, Diss IP22 4DD**



**welcome to**

## **Flat D Church Street, Diss**

**\*\*PERFECT FOR FIRST TIME BUYERS/INVESTORS\*\*** A first floor flat in a Grade II listed property situated within walking distance to Diss town centre. The property is modern throughout with a lounge, kitchen, double bedroom and shower room.

### **Description**

Church Street is located just outside the centre of the Norfolk market town of Diss. There is a collection of flats, this one in particular is a one bedroom first floor flat with large living room, fitted kitchen, shower room and a good sized bedroom.  
**\*\*CALL WILLIAM H BROWN TODAY ON 01379 644719\*\***

### **Communal Entrance**

Door to front aspect to internal hallway. Leading to staircase to front door of the property.

### **Front Door To;**

### **Lounge**

12' 1" x 10' 9" Into Alcove ( 3.68m x 3.28m Into Alcove )  
Rear aspect secondary glazed window, front door, radiator, loft access, carpet, recessed spot lights, tv and telephone points. Access to all rooms;

### **Kitchen**

9' 6" x 6' Out Of Alcove ( 2.90m x 1.83m Out Of Alcove )  
Rear aspect secondary glazed window. Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, tiled splash back, recessed spot lights, integrated electric cooker and hob with extractor fan, full height fridge/freezer, radiator, spaces for washing machine..

### **Shower Room**

Side aspect secondary glazed window, vinyl floor, radiator, low level flush WC, hand wash basin with tiled splashback, recessed spot lights and shower cubicle with fully plumbed shower.

### **Bedroom**

11' x 12' 2" ( 3.35m x 3.71m )  
Front aspect secondary glazed window, radiator, recessed spot lights, carpet and additional loft access.





### **Services**

Mains Drainage  
Mains Water  
Mains Electricity  
Mains Gas

### **Council Tax Band: A**

### **Agents Note**

The property has no maintenance fees due to owning a share of the freehold, contact the agent for more details.



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## Flat D Church Street, Diss

- \*\*PERFECT FOR FIRST TIME BUYERS/INVESTORS\*\*
- First Floor Flat In A Grade II Listed Building
- Modern Throughout
- Double Master Bedroom And Shower Room
- Allocated Off Road Parking
- Communal Gardens
- Benefits From Gas Central Heating
- Walking Distance To Diss Town Centre

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Dec 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£140,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
DSS109112 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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