



Lion House Victoria Road,Diss IP22 4JG

welcome to

Lion House Victoria Road, Diss

This charming four-bedroom detached home in Diss, featuring a spacious lounge, separate dining room, study, and a kitchen with great potential. Located within walking distance to the train station and town centre, the property also boasts an enclosed rear garden, garage, and driveway.

Entrance Hall

Front door, hard flooring.

Study

9' 4" x 5' 10" (2.84m x 1.78m)

Window to rear aspect, carpet flooring, low ceiling.

Lounge

13' x 15' 11" (3.96m x 4.85m)

Window to front and side aspect, wooden flooring, radiator.

Dining Room

12' 10" x 21' 1" into recess (3.91m x 6.43m into recess)

Window to front and side aspect, radiator, wooden flooring.

Kitchen

11' 6" x 12' 11" (3.51m x 3.94m)

Window to rear and side aspect, sink, radiator, tiled flooring.

Cellar

Brick flooring, boiler, water tank.

Landing

Window to rear and front aspect, carpet flooring.

Bedroom 1

15' 11" x 12' 9" (4.85m x 3.89m)

Window to front and side aspect, carpet flooring.

Bedroom 2

11' 6" x 12' 10" (3.51m x 3.91m)

Window to side aspect, radiator, carpet flooring.

Bedroom 3

12' 10" x 9' 8" (3.91m x 2.95m)

Window to side aspect, radiator, carpet flooring.

Bedroom 4

12' 10" x 11' (3.91m x 3.35m)

Window to front aspect, radiator, carpet flooring.

Bathroom

Window to rear aspect, W/C, wash basin, radiator, bath, electric shower, laminate flooring.

Rear Garden

Shingle, access to garage, fenced.

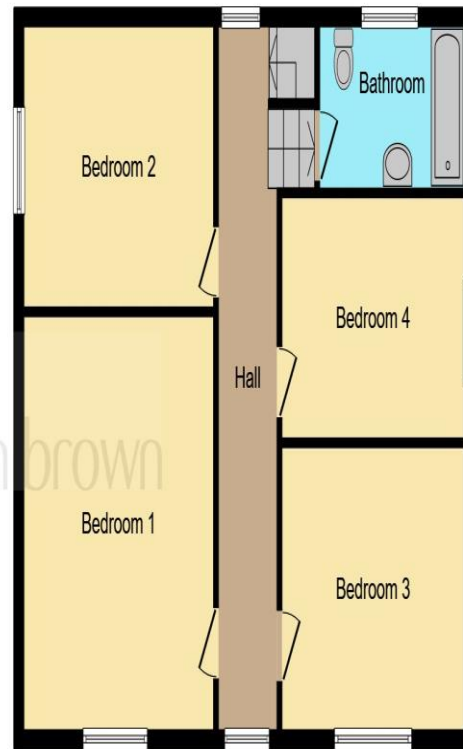
Outbuilding

9' 2" x 17' 9" into recess (2.79m x 5.41m into recess)

Slanted roof, electric, concrete flooring.

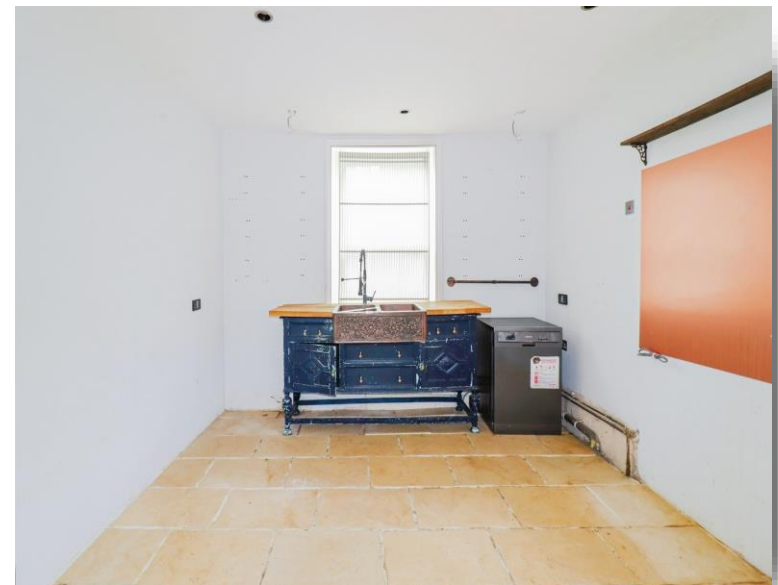


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Lion House Victoria Road,
Diss

- Four-bedroom detached house
- Spacious lounge
- Enclosed rear garden
- Off road parking and garage
- Walking distance to Diss train station and town centre

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£375,000



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Property Ref:
DSS111173 - 0002

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