



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, fenced.

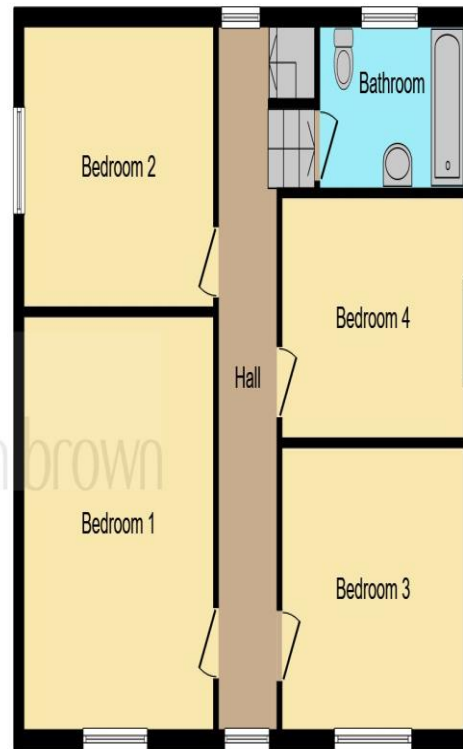
Outbuilding

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

Slanted roof, electric, concrete flooring.

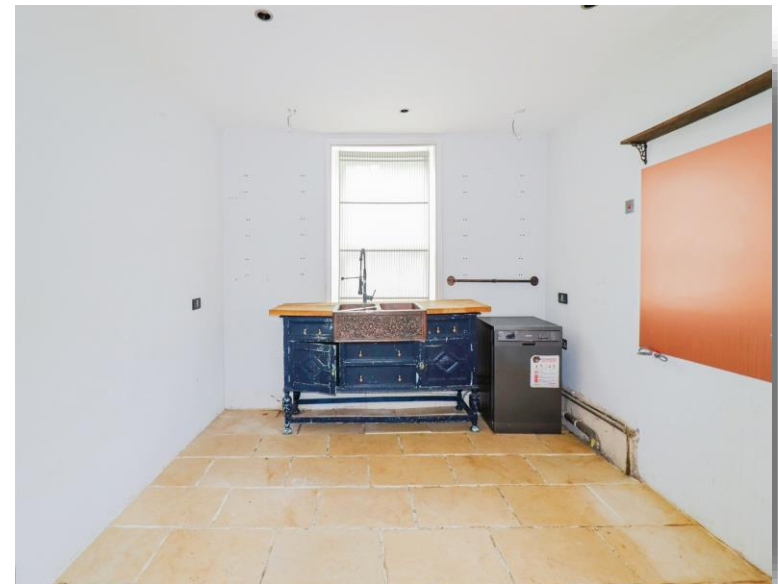


Ground Floor



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



welcome to
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: E
Council Tax Band: D

£325,000



view this property online williamhbrown.co.uk/Property/DSS111173



Property Ref:
DSS111173 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk