





**welcome to**

## **4a Mavery House Victoria Road, Diss**

**\*\*PERFECT FOR INVESTORS - TENANTS IN SITU\*\*** A first floor maisonette apartment situated in the town centre of Diss. The property benefits from a large kitchen, 16ft lounge, two double bedrooms, family bathroom and allocated parking.

### **Location**

Victoria Road is just 0.5 mile from the Diss town centre. The town its self a well-served Norfolk market town with 3 supermarkets, post office, banks and a range of local shops with a weekly Friday market. The town its self is located part way between Norwich, Ipswich and Bury St Edmunds making this perfect for road commuting and has a main line rail link to London in just 90 minutes.

### **Accommodation Entrance Hall**

Front aspect double glazed door, electric radiator, carpet, stairs to first floor, doors to lounge and kitchen.

### **Kitchen**

10' 4" x 11' 1" ( 3.15m x 3.38m )  
Front aspect double glazed window. Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, tiled splash back, electric cooker, built in pantry which shelving, understairs cupboard, plumbing for washing machine and space for fridge/freezer. Electric radiator and vinyl flooring.

### **Lounge**

11' 1" x 16' 2" ( 3.38m x 4.93m )  
Rear aspect double glazed window, tv point, tiled fireplace which has been boarded, electric radiator and carpet.

### **Landing**

Carpet, airing cupboard, loft access and doors to;

### **Bedroom One**

11' 1" x 16' 1" ( 3.38m x 4.90m )  
Rear aspect double glazed window, double built in wardrobe, electric radiator, carpet and tv point.

### **Bedroom Two**

10' 6" x 9' 2" ( 3.20m x 2.79m )  
Side aspect double glazed window, double built in wardrobe, electric radiator and carpet.

### **Bathroom**

Front aspect double glazed window, wc, wash hand basin, bath with electric shower over, part tiled walls, extractor fan and wall mounted fan heater.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage

### **Council Tax Band: A Agents Note**

A new 150 year lease will be put in place upon completion with peppercorn ground rent and a current service charges of £1474 per annum.





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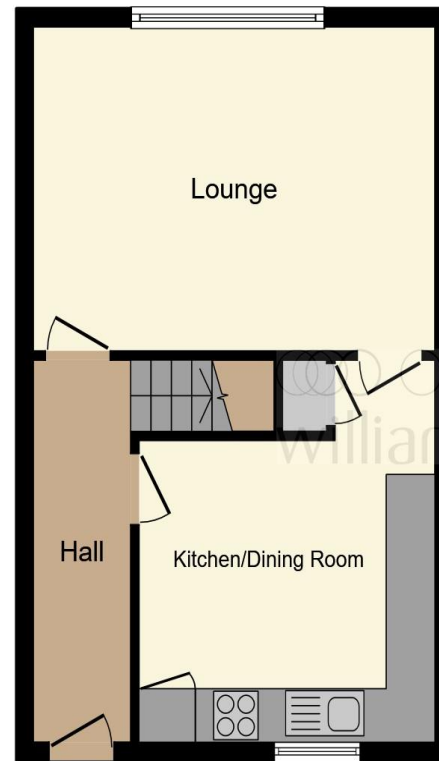
## 4a Mavery House Victoria Road, Diss

- **\*\*PERFECT FOR INVESTORS - TENANTS IN SITU\*\***
- First Floor Maisonette
- Spacious Kitchen
- 16ft Lounge
- Two Double Bedrooms

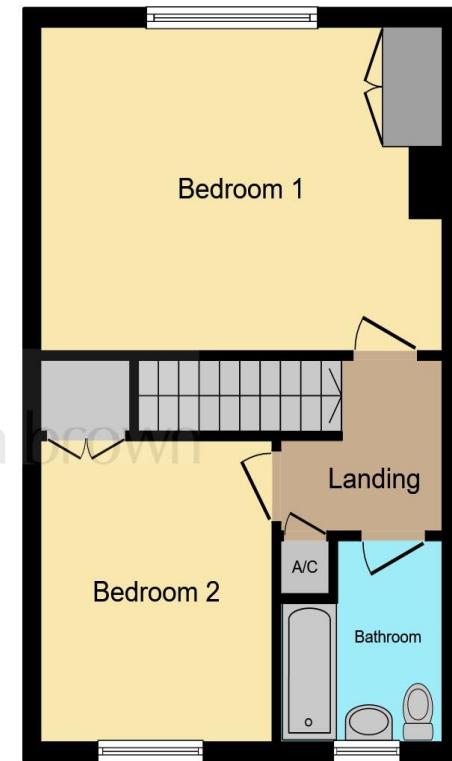
Tenure: Freehold EPC Rating: E

Council Tax Band: A

**£100,000**



**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](http://www.focalagent.com)

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Property Ref:  
DSS110730 - 0003

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