



Roydon Road | Norfolk | IP22 4LN

Asking Price £235,000

twgaze

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Tucked away in town with off-road parking and garden. Refurbished period cottage with living room, kitchen, 3 bedrooms and bathroom. No onward chain.

- Charming Victorian 3 bedroom cottage
- Convenient town centre location within walking distance of amenities
- Two useful domestic storage outbuildings
- \*\* NO ONWARD CHAIN\*\*
- Modern fitted kitchen and bathroom
- Quiet, tucked-away position offering a good degree of privacy
- Mainline railway station with direct links to London Liverpool Street (approx. 90 minutes)

#### Location

Location is a key consideration for any purchaser, and this delightful cottage is ideally positioned for town living. It enjoys the convenience of being within walking distance of a comprehensive range of amenities, whilst also benefiting from a tucked-away setting, offering a good degree of privacy away from passing traffic.

The thriving market town of Diss provides an excellent selection of both independent and national retailers, along with a variety of leisure and sporting facilities, including golf, tennis, rugby, and football clubs. Educational provision is well catered for, with schooling available through to sixth form level, alongside a modern health centre.

Diss is conveniently situated approximately midway between Norwich and Ipswich (both around 25 miles distant), with the historic town of Bury St Edmunds located approximately 18 miles away. The town also benefits from a mainline railway station on the Norwich to London Liverpool Street line, offering a journey time to London of approximately 90 minutes.





#### The Property

Violet Cottage is an attractive red brick end-terrace property, forming part of a row of three cottages. The current owner has undertaken a comprehensive programme of refurbishment, including the installation of double glazed windows, a modern central heating system, complete rewiring, and the fitting of a new kitchen, bathroom, and updated flooring throughout. The property successfully combines its original character and charm with the comfort and efficiency expected of modern living.

#### Outside

To the front of the property is a well-maintained garden measuring approximately 20' x 29', predominantly laid to lawn and enclosed by a traditional picket fence, creating an appealing first impression.

A shared private pedestrian pathway provides access from the front garden to Roydon Road. To the rear, there is side access leading to a low-maintenance shingled area, measuring approximately 22' x 29', which provides off-road parking for several vehicles. In addition, there are two useful domestic storage outbuildings.

#### Services:

The property is connected to mains water, electricity, gas, and drainage. Heating and hot water are provided via a gas-fired boiler serving radiators throughout.

#### What3words:

///candles.catapult.crinkled

#### Directions:

Proceeding into Diss via the A140, continue along Victoria Road (A1066), passing Tesco, Morrisons, and Aldi. At the mini roundabout adjacent to The Park Hotel, turn right onto Denmark Street. Continue to the top of the hill and, just beyond the former Crown public house, turn left into Roydon Road. The driveway will be found immediately after the chiropractor's premises on the left-hand side. For convenience, it is recommended to park on Roydon Road and approach the property on foot for viewings.

#### Viewing

Strictly by appointment with TW Gaze.

#### Tenure:

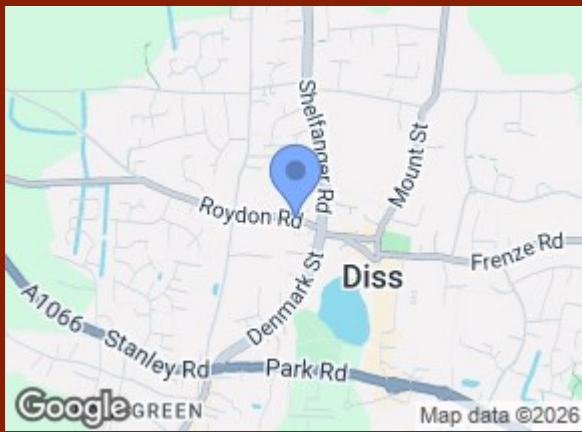
Freehold

#### Anti-Money Laundering Regulations

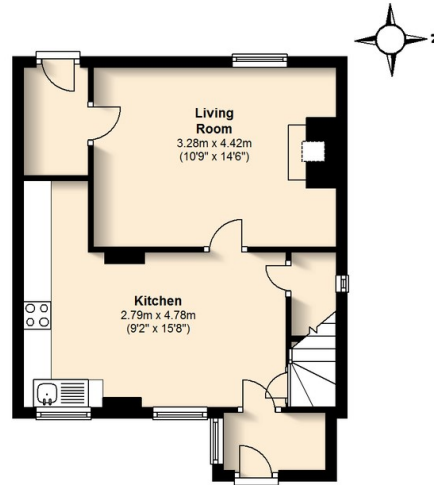
In accordance with the Anti-Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, TW Gaze are legally required to carry out due diligence checks on all prospective purchasers. A non-refundable processing fee of £25.00 plus VAT (£30.00 including VAT) will be payable per purchaser upon acceptance of an offer.

Ref: 2/20161/KH

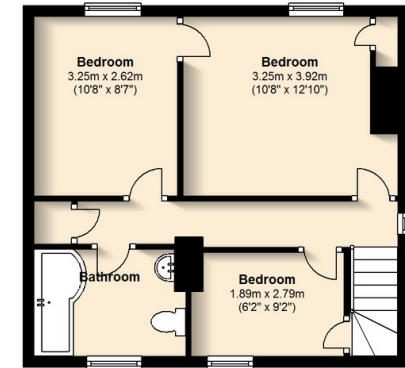




**Ground Floor**  
Approx. 37.4 sq. metres (402.1 sq. feet)



**First Floor**  
Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 78.2 sq. metres (841.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			90
(91-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(11-28) <b>F</b>			
Not energy efficient - higher running costs			
			<b>G</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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