



twgaze

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Victoria Road | Diss | IP22 4HW

Guide Price £150,000 - £160,000

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Conveniently situated along Victoria Road in the market town of Diss, this two-bedroom end-terrace house offers generously proportioned accommodation with excellent potential for improvement. Benefiting from two double bedrooms, spacious reception rooms, off-road parking and an enclosed rear garden, the property presents an ideal opportunity for purchasers looking to modernise and create a home to their own taste, with scope to add value.

- Two-bedroom end-terrace house
- Convenient location within the market town of Diss
- Excellent opportunity for renovation and improvement
- Generously proportioned sitting room with feature fireplace
- Separate dining room with useful larder cupboard
- Kitchen with scope for modernisation
- Ground floor WC and first floor bathroom
- Off-road parking to the front
- Enclosed, low-maintenance rear garden with two useful sheds
- Walking distance to the railway station with direct links to London Liverpool Street in 90 mins

Location

The bustling market town of Diss set on the borders of Norfolk and Suffolk at the head of the Waveney valley has much to offer. It is very well placed for access to Norwich and Ipswich via the A140, Bury St Edmunds around 18 miles away and the Heritage Coast around Southwold and Aldeburgh being within 45 minutes or so by car. For the commuter there is a mainline rail service within walking distance on the Norwich to London Liverpool Street line with a journey to London of around 90 minutes. The town itself is well served with an excellent range of local and national shops, various supermarkets, schooling to sixth form level, health centre, various pubs, eateries, and sports facilities, including golf, football, rugby, tennis and squash clubs. The town is centred around the mere (a 6 acre natural lake) and has a good community atmosphere supporting lots of social activities including the newly refurbished Corn Hall which hosts a wide range of entertainment.





The Property

Conveniently situated along Victoria Road, within the market town of Diss, this two-bedroom end-terrace house offers well-proportioned accommodation with considerable scope for improvement. Whilst perfectly serviceable in its current form, the property presents an excellent opportunity for those looking to modernise and personalise a home to their own taste, with potential to add value through refurbishment and possible reconfiguration of the existing layout.

An enclosed entrance porch opens into a spacious hallway, providing access to the main ground floor accommodation. Of particular note is the generously sized sitting room, which enjoys high ceilings, a feature fireplace and a window overlooking the rear garden. From here, the accommodation flows through to a separate dining room, again offering good proportions and benefiting from a useful larder cupboard. The adjoining kitchen provides a practical working space, although would benefit from a programme of updating to bring it in line with modern expectations. A convenient ground floor WC is accessed from the hallway, beneath the staircase.

On the first floor are two good-sized double bedrooms, both offering comfortable proportions, together with a family bathroom. As with much of the property, the first floor presents further opportunity for cosmetic improvement and renovation, allowing an incoming purchaser to create a home suited to their individual requirements.

Outside

The property is approached directly from Victoria Road, where a driveway provides off-road parking to the front. The entrance also serves a neighbouring property, which benefits from vehicular access across the driveway to its own parking area. Pedestrian access to the side leads through to the enclosed rear garden, which is predominantly paved, providing a practical and relatively low-maintenance outside space. A pathway leads through the garden to two useful timber sheds, offering additional storage, whilst established planting borders provide an opportunity for further gardening and landscaping.

Services: The property benefits from mains electricity, water and drainage, together with gas-fired central heating.

How to get there: What3words: ///unleashed.drip.invented

Viewing: By appointment with TW Gaze

Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20370



Ground Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



Total area: approx. 86.9 sq. metres (935.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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