



Trafalgar Way, Diss - IP22 4JX

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Trafalgar Way

Diss

NO CHAIN. This FIRST FLOOR FREEHOLD COACH HOUSE APARTMENT offers a fantastic opportunity for first time buyers, investors or those seeking a convenient base close to DISS TOWN CENTRE and PUBLIC TRANSPORT. Step through your own SELF CONTAINED GROUND FLOOR ENTRANCE into a welcoming hallway, leading upstairs to a SPACIOUS SITTING ROOM (featuring DUAL WINDOWS to the front that flood the space with natural light). The MODERN KITCHEN is fitted with INTERGRATED APPLIANCES, providing both style and functionality for every-day living. The property's generous DOUBLE BEDROOM includes BUILT IN STORAGE, ensuring a clutter-free and restful space. A modern three piece bathroom suite completes the accommodation, all finished to a neutral standard and designed for easy, low-maintenance living. This property is freehold, giving you greater flexibility and peace of mind, and is ready to move straight into. Externally you will find ONE ALLOCATED PARKING SPACE to the rear directly outside the single GARAGE with an UP AND OVER DOOR (ideal for secure parking or as valuable extra storage for bikes, tools or seasonal items). There is also a handy external storage room accessed from the rear completing the property.



Council Tax band: A

Tenure: Freehold

- No Chain!
- First Floor Freehold Coach House Apartment
- One Bedroom With Built In Storage
- Large Sitting Room With Dual Windows To Front
- Intergrated Kitchen Appliances
- Self Contained Ground Floor Entrance
- One Allocated Parking Space Plus Garage
- Close to Diss Town Centre and Public Transport

The property is located within easy reach of the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.



SETTING THE SCENE

Approached via Trafalgar Way, a cul-de-sac development, there is a generous area of shingle to the front which could be utilised as well as the main self contained entrance on the ground floor leading into the hallway. To the rear from the shared car park is the allocated parking space and single garage.

THE GRAND TOUR

Entering the property via the main entrance door at ground level, there is a welcoming hallway with stairs ahead to the first floor as well as a door to the right giving internal access to the excellent single garage. The first floor landing area leads into the open plan main sitting/dining area with plenty of natural light flooding in. The kitchen is semi open plan to the reception space with a range of wall and base level units with rolled edge worktops over. Appliances are integrated with electric oven, hob, dishwasher, fridge/freezer and washing machine all included. There is an inner hallway with fitted storage cupboards and doors leading into the bedroom and the bathroom separately. The bathroom features a three piece suite with w/c, hand wash basin and bath. The double bedroom benefits from generous fitted storage providing practical options.

FIND US

Postcode : IP22 4JX

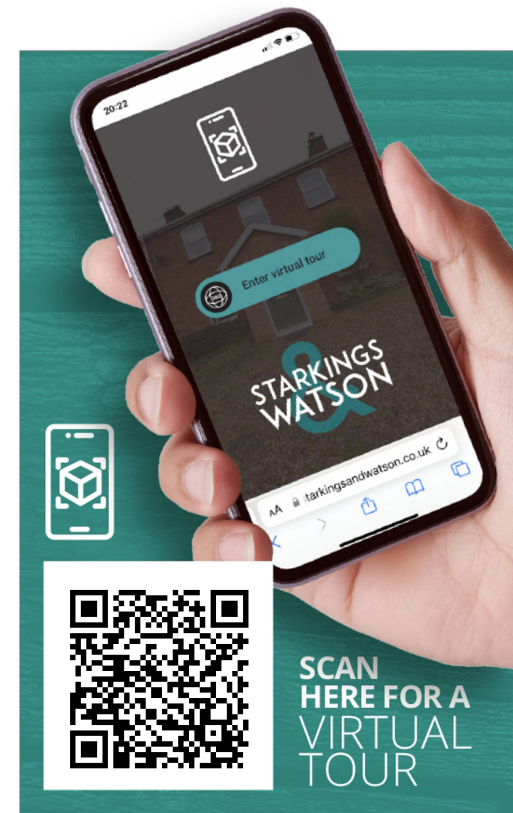
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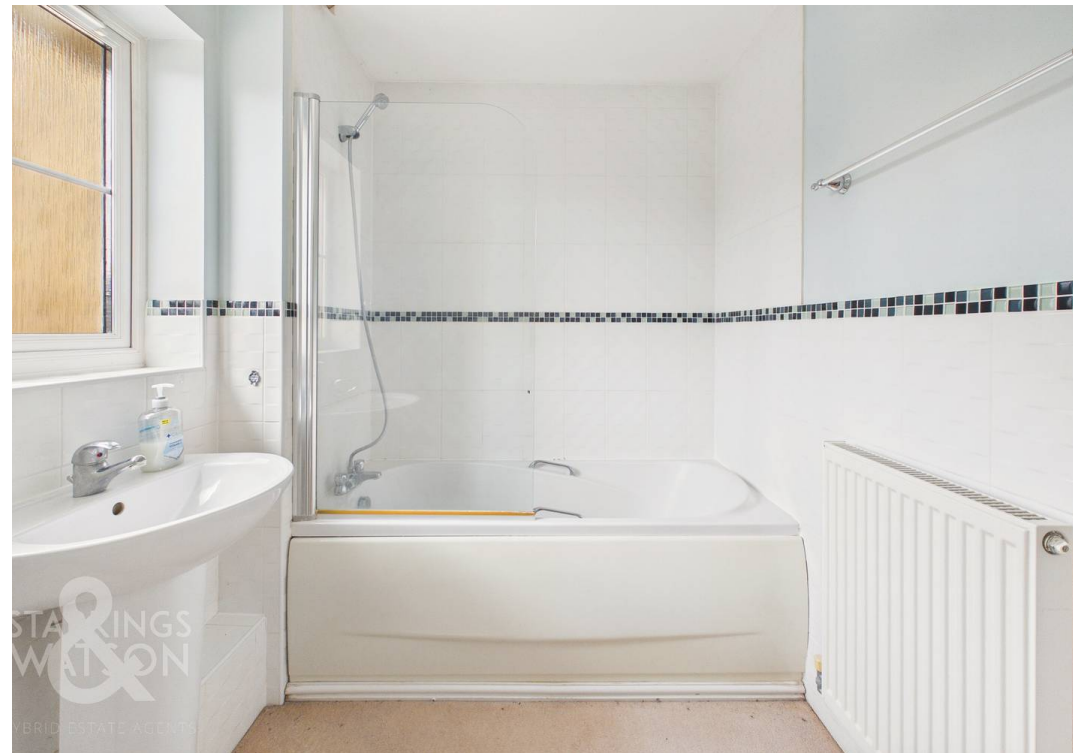
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised the property is a freehold coach house style apartment meaning there are no service charges to pay. The property owns the freehold of all three garages beneath, one of which belongs to the apartment with the other leased on long term leases to neighbouring properties with a peppercorn rent payable (not charged).



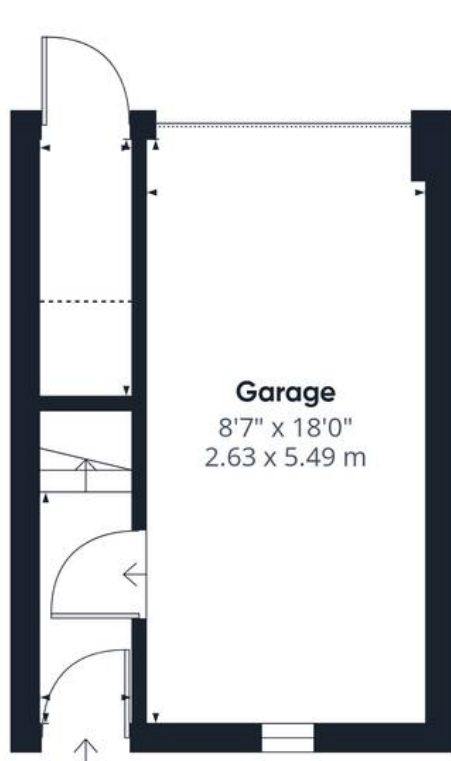




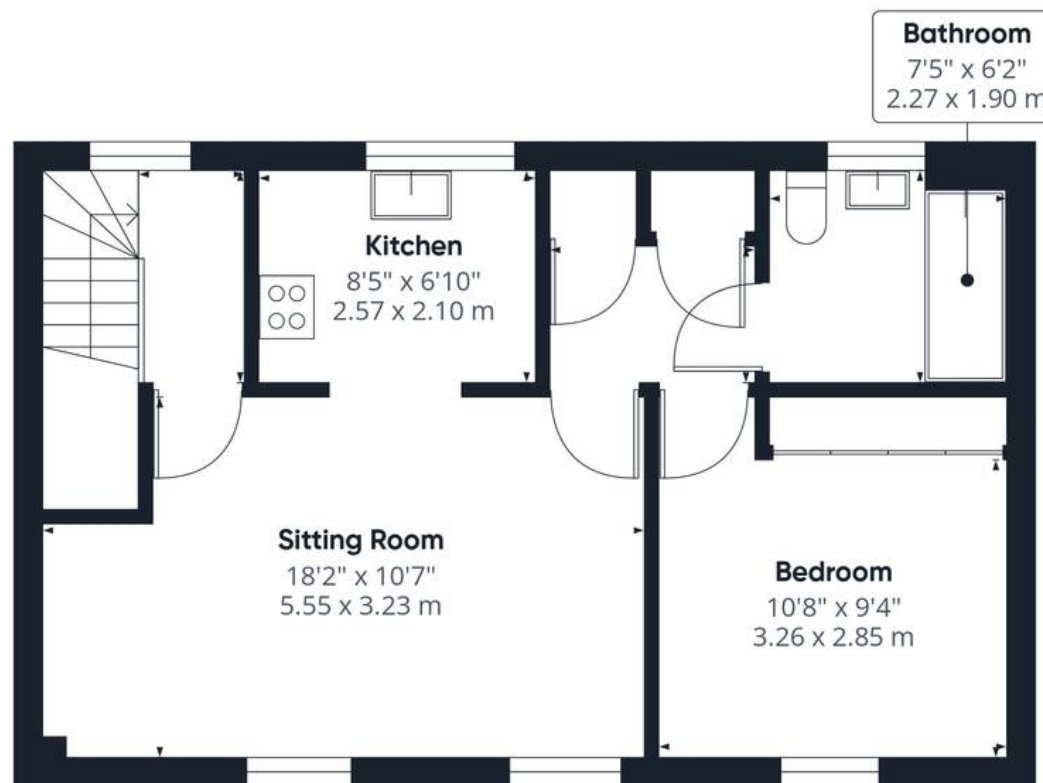
THE GREAT OUTDOORS

Although there is no garden with this property, the coach house does have 1 allocated parking space, and a garage with an up and over door suitable for parking or as extra storage in addition to the extra external storage cupboard.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

680 ft²

63.3 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.