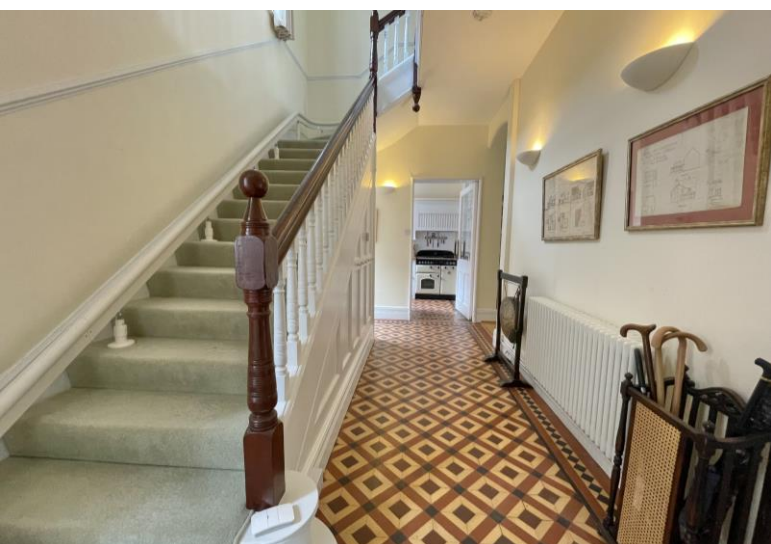




Claret House
2 Pine Court
Diss
IP22 4EP

Guide Price: £475,000





- Elegantly proportioned grade II listed Victorian townhouse
- Just a few minutes walk from the shops
- 3 bedrooms set over three floors
- South facing, well stocked garden
- Single garage
- Bright rooms
- High ceilings and period features throughout
- No onward chain

Location

Pine Court terrace occupies a favourable position within easy walking distance to the town centre. Diss is a thriving market town on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.





Property

An elegant Victorian mid-terrace house presented in beautiful fashion and boasting a wealth of original features. Listed Grade II, of special architectural and historic interest, the house displays classic Victorian style with tall sash windows, ornate moulded cornicing and period fireplaces in two rooms. The well-proportioned and naturally light living space with high ceilings extends to around 2,100 sq.ft. arranged over three floors. Additionally, the extensive cellar provides substantial storage and a useful utility area. A glass panelled front door brings you into a fine hall with a striking encaustic tiled floor and a wide staircase ascending to a galleried landing. The drawing room looks out upon the walled garden with a sash window and French doors opening out onto a patio. Creating a focal point is the Victorian style fireplace. The feature encaustic tiling flows into the dining room which conveniently, is adjacent to the kitchen, an ideal arrangement for meals and entertaining. This is a sunny room with two sash windows and a door opening onto the garden. The kitchen features a range of cabinets topped by attractive wooden work surfaces and matching wall units. Ample work surface areas incorporate a double white ceramic sink and drainer unit, space and plumbing for washing machine and tumble dryer. A full height cellar is naturally lit by a window to ground level. A partitioned wall separates a utility area from a store room.

On the first floor are two generous sized bedrooms and the family bathroom which comprises a contemporary three piece white suite of bath with shower over, hand basin and wc. The master bedroom which looks down upon the walled garden. Bedroom two has a range of fitted wardrobes. On the second floor there is the third and fourth bedroom/study. These two rooms offer fine rooftop views over the town centre.

Outside

There is a Victorian walled garden to the rear with an stone patio and shingle pathway. The garden is south facing and measures approximately 40' x 30'. Gated access to a pedestrian way leading to the garage and roadway. Shared driveway access out onto Shelfanger Road.

Services

Mains water, electricity, gas and drainage are connected to the property. A gas fired boiler providing heating to radiators and domestic hot water.

How to get there: W3W:/// jumpy.ramps.regaining

Viewing Strictly by appointment with TW Gaze,

Council Tax band: D

Freehold

Important Notice

TW Gaze for themselves and for their Client give notice that:-

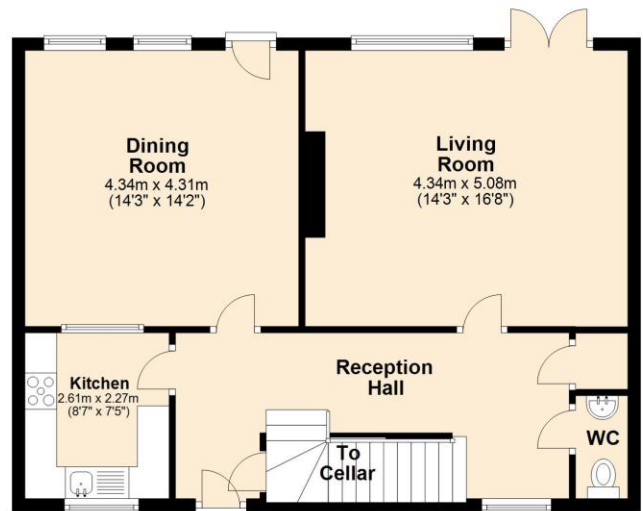
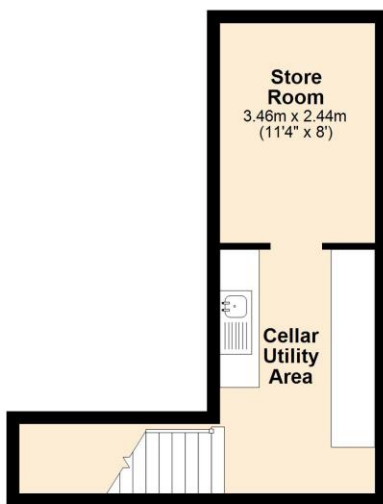
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



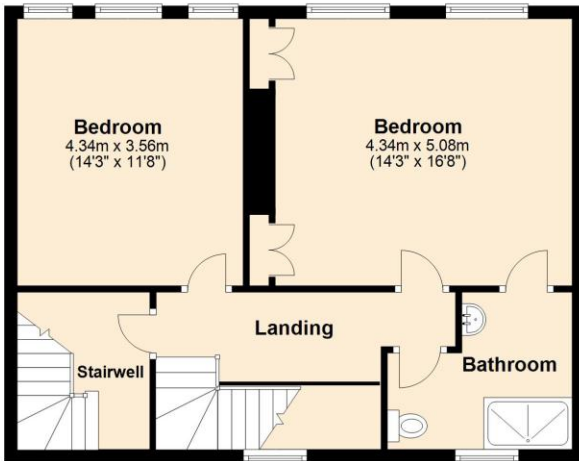
Cellar

Approx. 21.5 sq. metres (231.5 sq. feet)



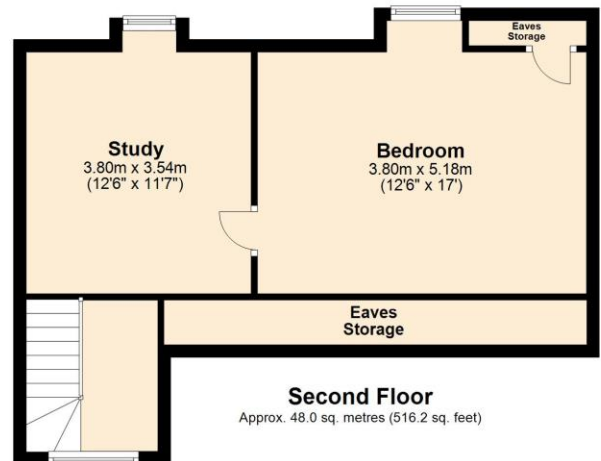
Ground Floor

Approx. 66.5 sq. metres (716.3 sq. feet)



First Floor

Approx. 60.4 sq. metres (650.3 sq. feet)



Second Floor

Approx. 48.0 sq. metres (516.2 sq. feet)

Total area: approx. 196.4 sq. metres (2114.3 sq. feet)

For illustrative purposes only. NOT TO SCALE.

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