



Rectory Cottage
25 Mount Street
Diss
IP22 4QG

Guide Price: £300,000
NO ONWARD CHAIN





- Set in the centre of town with easy walk of shops
- Three bedrooms
- Courtyard garden
- Spacious living room
- Character and features
- No onward chain

Location

Mount Street is a highly regarded residential location within the Conservation Area of the town, just a short walk into the busy and thriving market place. Diss is a 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

This unusual three-bedroom property offers spacious accommodation over three floors. Upon entry you will find a spacious entrance hall which feeds off to a downstairs bathroom and reception room leading off to a kitchen with a door leading to the garden. The first floor comprises of a bedroom and family bathroom. Stairs lead to two further bedrooms on the second floor.

Outside

The rear garden is a sheltered paved courtyard split over two levels and there is the welcome addition of a brick-built storage shed.

Services

Mains water, electricity and drainage are connected.

How to get there:

What3words: [///tadpole.budgeted.shortcuts](https://www.what3words.com/shorts/:///tadpole.budgeted.shortcuts)

Viewing

Strictly by appointment with TW Gaze

Tenure: Freehold

Council Tax Band: D

Ref: 2/19517/RM/KH

Important Notice

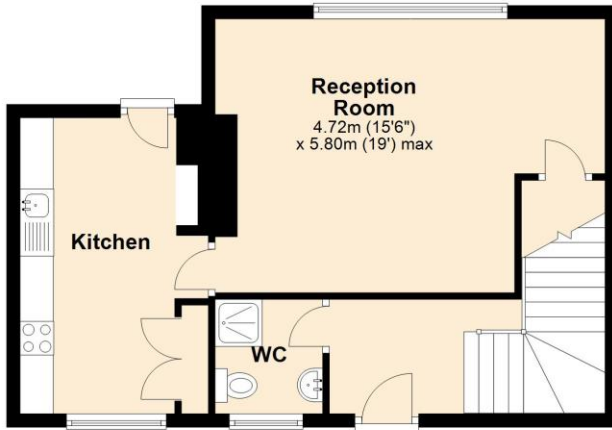
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

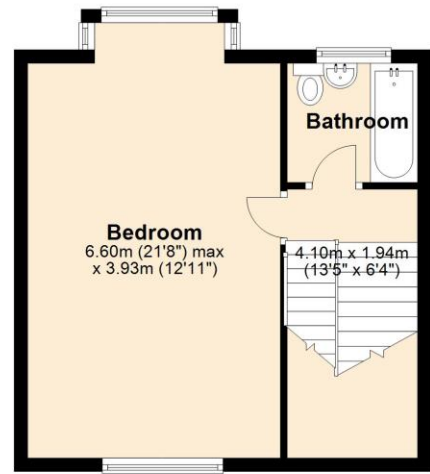
Ground Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



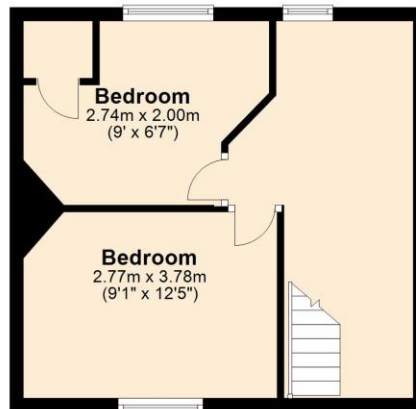
First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Second Floor

Approx. 32.5 sq. metres (350.2 sq. feet)



Total area: approx. 118.1 sq. metres (1270.8 sq. feet)

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