



Victoria Road, Diss, IP22 4JN

Offers In Excess Of £240,000

An attractive Victorian mid-terrace town house presented in excellent condition throughout and located within striking distance of local amenities. Internally the property has well proportioned rooms and measures in the region of 800 sq ft and externally offers a south facing garden and off-road parking.

- Complete onward chain
- Off-road parking
- Striking appearance from the road
- Freehold
- South facing garden
- Great access to amenities
- Council Tax Band C
- Energy Efficiency Rating D.



Property Description

Situation

Located within striking distance of the town centre and railway station, the property occupies a prime position within short walking distance of the high street. The historic and thriving market town of Diss is situated on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a main railway station with regular/direct services to London Liverpool Street and Norwich.

Description

This fine Victorian town house displays impressive architectural features of its era, particular note is drawn to the vast floor to ceiling heights and the large windows which allow this wonderful home to be filled with light. It's understood to have formerly been a nunnery but now comprises a two bedroom mid-terraced town house, expansive accommodation is on offer over 3 floors in the region of 800 sq ft. In more recent times the property has been enhanced and upgraded with replaced sealed unit upvc double glazed windows whilst being heated by a modern gas fired combination boiler via radiators. Throughout the property is presented in an excellent decorative order having been well-maintained and cared for.

Externally

This striking and attractive property is set back from the road with steps leading up to the front. The garden is found to the rear of the property and has been landscaped with ease of maintenance in mind and is enclosed by brick walling. A side gate which is located to the rear of the garden gives access through to the rear where the allocated parking space can be found.

The rooms are as follows:

BASEMENT LEVEL - KITCHEN/DINER: 10' 11" x 9' 4" (3.33m x 2.84m) The dining area has window to rear aspect giving views over the courtyard gardens, alcoves with shelving, fireplace upon a tiled hearth with wood mantle surround. Space for freestanding fridge freezer. Under stairs storage cupboard. 11' 1" x 6' 0" (3.38m x 1.83m) The kitchen offers a good range of wall and floor units, solid wood work surfaces, integral appliances including Neff combi oven with warming drawer, four ring Neff induction hob. Space for dishwasher. Inset stainless steel sink with drainer and mixer tap. Window to front aspect. Door giving access to the bathroom.

BATHROOM: 11' 0" x 6' 3" (3.35m x 1.91m) Comprising P shaped bath with shower over, low level wc and hand wash basin. Heated towel rail. Panelled walls. Tiled flooring. Door leading to the utility area.

UTILITY: Wall mounted combi boiler, space for washing machine/dryer with further storage space. Window to front aspect. Restricted head height.

LOW LANDING: Double glazed door giving access to the garden.

GROUND FLOOR LEVEL - SITTING ROOM: 11' 0" x 13' 1" (3.35m x 3.99m) Access via solid wooden door to front with single glazed window above, further window to front aspect, original solid wood flooring, inglenook fireplace with inset wood burning stove having brick surround upon a tiled hearth. Arch leading to reception room two.

RECEPTION ROOM TWO: 11' 2" x 9' 7" (3.41m x 2.92m) With window to rear aspect giving views over the rear garden. Original solid wood flooring. Door to stairs rising to first floor level.

FIRST FLOOR LEVEL - LANDING: Split level landing with loft space above, access to the two bedrooms.

BEDROOM ONE: 11' 2" x 11' 6" (3.41m x 3.51m) With two windows to front aspect, two built-in storage cupboards, feature fireplace.

BEDROOM TWO: 11' 2" x 9' 8" (3.41m x 2.95m) Feature fireplace to side, built-in storage cupboard, window to rear aspect. Door giving access to wc.

WC: 4' 4" x 2' 10" (1.32m x 0.86m) Comprising low level wc and hand wash basin over vanity unit with tiled splashback. Frosted window to rear aspect.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - D

Council Tax Band - C

Tenure - freehold

OUR REF: 8366



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

