



Ipswich Road, Pulham Market, Diss, IP21 4YJ

Guide Price £160,000 to £170,000



01508 531331

www.whitleyparish.com

Property Features

- Three bedrooms
- Second floor apartment
- Communal gardens
- Residents parking
- Equidistant between Diss and Norwich
- Drainage - mains
- Heating - electric
- Council Tax Band
- Freehold
- Energy Efficiency Rating TBC.

Full Description

Hillcrest Court is a unique Grade II listed Victorian former workhouse conversion found in between Diss and Long Stratton having been converted approximately thirty years ago now comprising a mixture of different types of one, two and three bedroom flats within a pleasing small development. Found within the beautiful south Norfolk rural countryside and within close proximity of the market town of Diss (being 10 miles to the south) and offering an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises a second floor three bedroom apartment offering spacious accommodation and overlooking communal gardens.

Being a leasehold property there are obligations towards a ground rent and service charge whereby the agent understands the ground rent to be £50 per annum and with a service charge of £1131.04 per annum to include the buildings insurance. The lease originally reverts off 199 year lease with there being approximately 166 years remaining.

The property and development are approached off the A140 with the benefit of good provision of off-road parking space for residents and visitors, whilst also to mention there are large communal gardens surrounded by the open rural countryside.



The accommodation comprises:

ENTRANCE HALL

With space for hanging coats and boot storage etc, wood plank effect flooring and doors to all rooms.

LOUNGE/DINER

Large reception room with rear aspect window, continuing wood plank effect flooring and ample space for dining table and chairs.

KITCHEN

Fitted with a range of midnight blue base units with marble effect worksurfaces over, plumbing for washing machine and space for further under counter appliance, space for oven with extractor fan over, one and half bowl sink unit with mixer tap and further space for upright appliance.

BATHROOM

Four piece suite in white comprising panel bath with centre taps, shower cubicle, pedestal hand wash basin and low level WC.

BEDROOM ONE

A good size double bedroom with views over the communal gardens.

BEDROOM TWO

Another good size double bedroom with double aspect windows.

BEDROOM THREE

A useful space for a single bedroom or a home office space.

OUR REF: LO1001



Approximate total area⁽¹⁾
992.65 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Agents Note: 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