



Victoria Road, Diss, IP22 4JE

Guide Price £200,000 - £215,000

Presented in an excellent decorative order, this deceptively spacious three bedroom town house boasts large southerly facing rear gardens. Offering versatile living space in the regions of 800 sq ft and being sold with no onward chain.

- Large southerly facing rear gardens
- No onward chain
- Utility room
- Freehold
- Outbuilding
- Immaculately presented throughout
- Council Tax Band B
- Energy Efficiency Rating D



Property Description

Situation

Found to the east of the town centre the property is within walking distance of the high street, mainline railway station and open rural countryside. The historic market town of Diss is found on the south Norfolk borders within the beautiful countryside along the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities alongside a mainline railway station with regular and direct services to London Liverpool Street and Norwich.

Description

This elegant Edwardian town house comprises a three bedroom end of terrace property displaying pleasing mellow red brick elevations under a pitched slate roof and benefits from replacement sealed unit upvc double glazed windows and doors whilst being heated by a modern gas fired central heating boiler via radiators. Deceptive in size the property offers 800 sq ft of internal living space being presented in a most excellent decorative order throughout. Notice is drawn to the versatile living space at ground floor level and having the luxury of two reception rooms whilst displaying high floor to ceiling height at ground floor and first floor level accentuating the feeling of space and light.

Externally

There are nominal gardens to the front with side access leading through to the main gardens being of a most generous size, with the total plot size being in the regions of 0.06 acres, a paved patio area is found upon first approach creating an excellent space for alfresco dining leading onto an area of lawn enclosed by panel fencing. To the rear boundaries is the benefit of a useful outbuilding and further included within the sale is the greenhouse.

The rooms are as follows:

RECEPTION ROOM ONE: 11' 6" x 12' 8" (3.51m x 3.86m) With window to the front aspect. Access via a replaced composite door to front and storm porch beyond. Exposed pine floorboarding, a feature of the room being the fireplace with inset gas fire and wood mantle surround. Period four panel internal door giving access to reception room two.

RECEPTION ROOM TWO: 11' 7" x 9' 10" (3.53m x 3m) With window to the rear aspect. Another light, bright and airy room with open art deco style fireplace to side with wood mantle surround. Deep under stairs storage cupboard. Access to the kitchen and stairs rising to first floor level. Exposed pine floorboarding flowing through from reception room one.

KITCHEN: 10' 6" x 8' 0" (3.2m x 2.44m) Window to the side aspect. Presented in an excellent condition with marble effect roll top

work surfaces, extensive range of storage cupboards and space for oven and white goods.

UTILITY: 4' 9" x 8' 5" (1.45m x 2.57m) Door to side giving external access, work surface over with space for white goods below. Boiler above. Pantry cupboard to side and access through to the bathroom.

BATHROOM: 4' 11" x 8' 3" (1.5m x 2.51m) A modern three piece suite in white with panel bath, electric shower over, low level wc and wash hand basin.

FIRST FLOOR LEVEL: LANDING: With period four panel internal doors giving access to the three bedrooms. Built-in storage cupboard over stairs. Access to loft space above.

BEDROOM ONE: 11' 5" x 12' 8" (3.48m x 3.86m) A generously sized principal bedroom with open fireplace to side and period cast iron moulding surround.

BEDROOM TWO: 10' 6" x 8' 0" (3.2m x 2.44m) With window overlooking the rear gardens. A double bedroom. Exposed pine floorboarding.

BEDROOM THREE: 11' 5" x 6' 9" (3.48m x 2.06m) A well proportioned third bedroom with ornate fireplace to side and exposed pine floorboarding.

SERVICES

Drainage - Mains

Heating type - Gas central heating

EPC rating - D

Council Tax Band - B

Tenure - Freehold

AGENTS NOTE: There is a right of way over the rear gardens allowing access for the neighbouring property.

OUR REF: 8353



Viewing Arrangements

Strictly by appointment

Contact Details

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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 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.

