

# SHELFANGER ROAD

## Diss IP22 4EL

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01379 450950

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Town Centre Location
- Small & Quiet Tucked Away Mews
- Ideal Investment or First Time Buy
- Kitchen/Breakfast Room
- Sitting Room
- Two Bedrooms
- Small Courtyard to Rear

#### IN SUMMARY

NO CHAIN. Located right in the heart of DISS TOWN CENTRE on a SMALL and QUIET MEWS of similar COTTAGES, you will find this MID-TERRACE COTTAGE dating back over 100 years. The property is empty currently having been a successful rental property and would make an INVESTMENT or FIRST TIME PURCHASE. Internally you will find a main sitting/dining room and kitchen/breakfast room to the rear, as well as TWO BEDROOMS (one double and one single), and the main bathroom on the first floor. To the rear there is a small COURTYARD providing useful storage.

#### SETTING THE SCENE

The property is approached via a pedestrian shared access from Shelfanger Road with enough room for vehicular access leading up to the property. There is no off-road car parking. You will find two public car parks within a stones throw of the property. The main access door can be found to the front.

#### THE GRAND TOUR

Entering the main access door into the front sitting/dining room you will find the gas fire which provides central heating, as well as built-in storage, this in turn leads through to the kitchen/breakfast room. Offering ample cupboard storage, space for white goods and a freestanding electric oven, as well as under stairs storage with access to the first floor landing. You will also find access to the rear courtyard beyond. Leading up to the first floor landing there is then a main double bedroom to the front, with built-in storage cupboard. There is a second study/bedroom to the rear, as well as a main bathroom. The property is double glazed in part with gas fired central heating.

#### THE GREAT OUTDOORS

Leading from the kitchen door there is a small courtyard with room for a table and chair set, and room for a small amount of storage.

#### OUT & ABOUT

The property is located within a small and quiet mews in the heart of Diss and within easy walking distance of this historic market town's Heritage Triangle, market place, shops, cafes, pubs and The Corn Hall venue. The mainline railway station has regular services connecting to London, Liverpool Street and Norwich is also located within walking distance. Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich,



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Diss Office on **01379 450950**





22 miles to the east of Bury St Edmunds and 25 miles to the north of Ipswich.

#### FIND US

Postcode : IP22 4EL

What3Words : ///jumps.bolt.cornering

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

Buyers are advised the access road is shared and private with no off road parking.

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

Price:



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Approximate total area<sup>(1)</sup>

557.97 ft<sup>2</sup>  
51.84 m<sup>2</sup>

(1) Excluding balconies and terraces.

GIRAFFE 360

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