

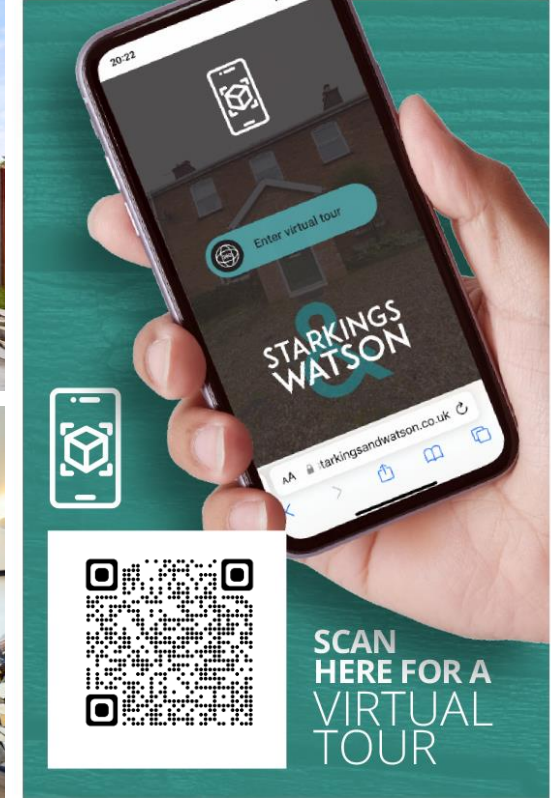
VICTORIA ROAD

Diss IP22 4JG

Freehold | Energy Efficiency Rating : D

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

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STARKINGS  
WATSON



- Semi-Detached Home
- Town Centre Position
- Easy Access For Train Station
- Two Characterful Receptions
- Kitchen/Utility Room
- Three Ample Bedrooms & Family Bathroom
- Enclosed South Facing Rear Garden
- Shared Allocated Parking Area

### IN SUMMARY

NO CHAIN! located in the HEART of DISS on the VICTORIA ROAD within an easy walk of the town centre and the TRAIN STATION, you will find this SEMI-DETACHED CHARACTER COTTAGE with original period features retained. The cottage offers generous accommodation extending to approximately 950 SQ FT (stms) and is presented in good order. Externally there is off road parking within the shared courtyard as well as GENEROUS SOUTH FACING REAR GARDENS. Internally you will find an entrance hallway, sitting room with WOODBURNER, separate DINING ROOM, kitchen/utility room opening onto the garden as well as THREE DOUBLE BEDROOMS and a family bathroom on the first floor. The property is DOUBLE GLAZED and is finished with GAS FIRED CENTRAL HEATING.

### SETTING THE SCENE

Approached via a small front garden with a low level wall, the main entrance door is located to the front. The frontage could easily offer an area to park a car off road if the wall was removed and landscaped. To

the right of the main door is a set of double doors leading into the shared rear parking courtyard where there is provision for off road parking for one vehicle.

### THE GRAND TOUR

Entering via the main entrance door into the hallway there is initially a porch area leading into the hallway with stairs to the first floor landing and exposed timber beams. The first room to the left is the sitting room with brick built fireplace housing a woodburner. The middle room is a separate dining room with another brick built fireplace and exposed beams. The kitchen leads from the dining room, and is split into two sections with a utility area initially offering a range of units and rolled edge worktops with space for white goods. The second section is more the kitchen end with further cupboard storage and rolled edge worktops and space for freestanding oven and fridge/freezer as well as double doors opening onto the rear garden. Heading up to the first floor landing there are further character features with exposed timber beams as well as cupboard storage housing the gas fired boiler. To the front there are two double bedrooms, to the rear, a family bathroom with four piece suite with separate shower and bath as well as the main bedroom.

### THE GREAT OUTDOORS

The generous south facing rear garden offers plenty of space with large lawns and paved patio area ideal for outside entertaining. To the rear there is a further hard standing area and garden shed. You will also find gated access in the garden to the shared



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courtyard area.

#### OUT & ABOUT

The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of 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 and 25 miles to the north of Ipswich.

#### FIND US

Postcode : IP22 4JG

What3Words : ///crouch.unsettled.dreamers

#### VIRTUAL TOUR

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

#### AGENTS NOTES

Buyers are advised the property is of traditional part clay lump construction and is located on Victoria road next door to a takeaway. A parking option is provided within the shared courtyard with the takeaway accessed via the double gates to the front.

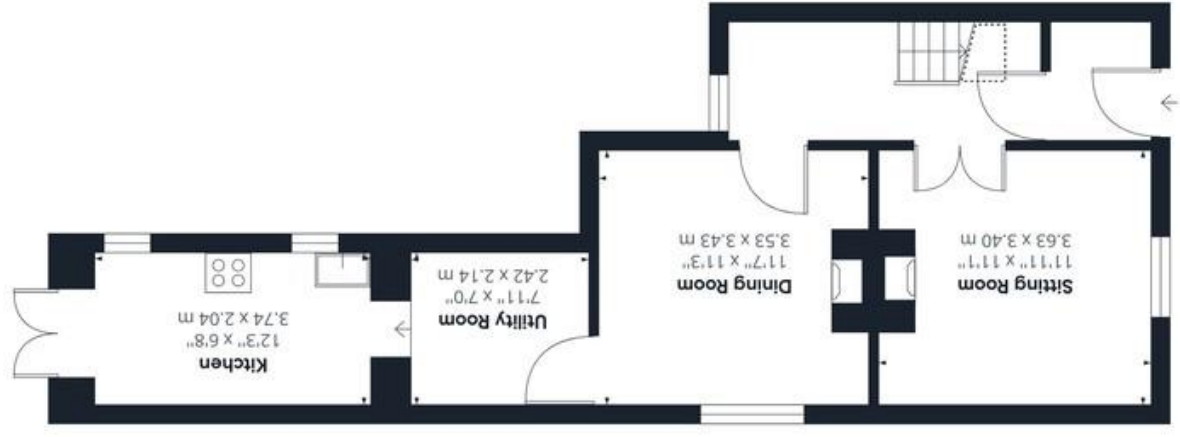
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Reduced headroom  
7.04 ft²  
0.65 m²

Approximate total area (1)  
1005.69 ft²  
93.43 m²