





129 Victoria Road Diss, IP22 4JN

The property has been renovated and cosmetically updated by the current vendors to a particularly high standard and provides versatile and well-arranged accommodation, across three floors. York Stone steps rise from the street to the front door which leads into a superb open plan reception room with exposed timber floor, beautiful marble fire surround and French doors which lead out onto a Sun Terrace.

Stairs lead down to the lower ground-floor where there is a modern kitchen/dining room with a range of drawers and cupboards and granite worktops together with integrated appliances. There is a shower room also on this level. On the first floor the principal bedroom offers fitted wardrobe cupboards, and the second bedroom has an en-suite WC.

Externally there is a decked terrace accessed off the reception room and provides an ideal place for alfresco dining with steps leading down to an enclosed courtyard garden which is beautifully

presented making it a great space for entertaining. There is a useful timber storage shed which has power and light connected as a security alarm system. There is a timber gate at the rear of the garden which leads to an allocated parking space.

LOCATION

Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

SERVICES

Gas fired central heating. Mains water, drainage and electricity are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band C

ENERGY PERFORMANCE

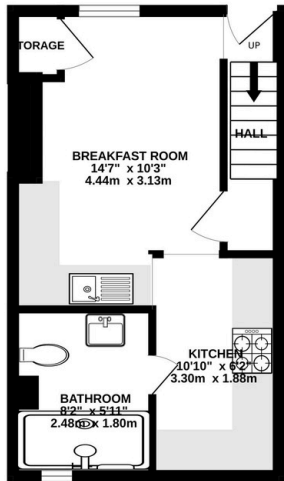
C Rating



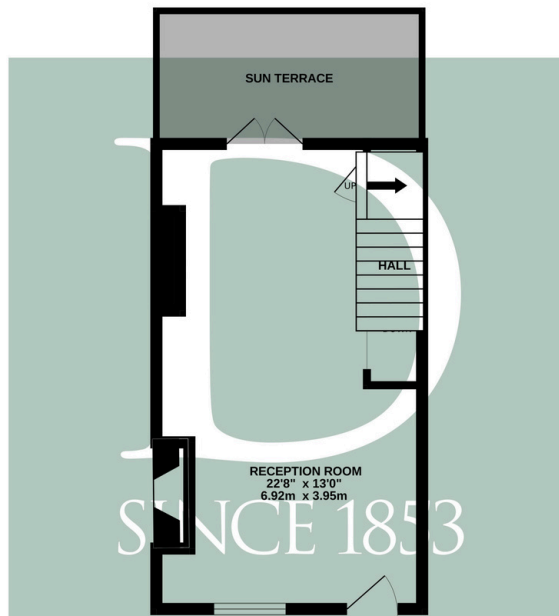


FLOOR PLAN

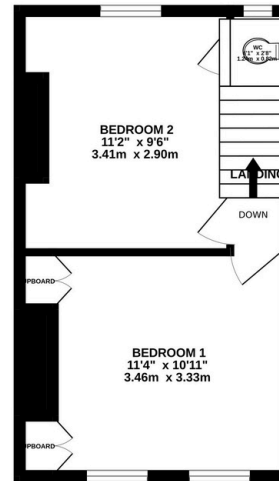
BASEMENT LEVEL
287 sq.ft. (26.7 sq.m.) approx.



GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.



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2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**

Email : diss@durrants.com