

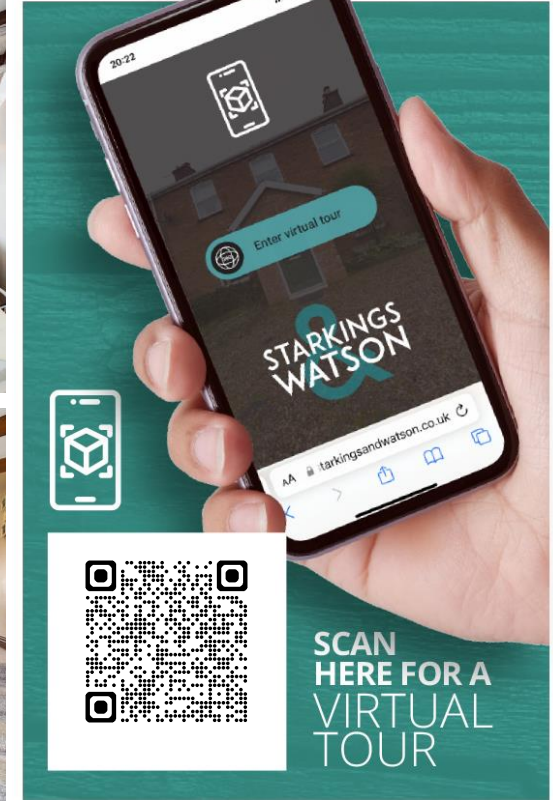
DENMARK STREET

**Diss IP22 4BE**

Freehold | Energy Efficiency Rating : TBC

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

**FOR SALE**  
**PROPERTY**



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**STARKINGS & WATSON**

- Mid Terrace Cottage
- Grade II Listed
- Well Located For Town Centre
- Two Receptions
- Two Bedrooms & Bathroom
- Private Enclosed Rear Garden
- Off Road Parking For Three Vehicles
- Character Features Throughout

#### IN SUMMARY

Located on DENMARK STREET within easy reach of DISS TOWN CENTRE you will find this TWO BEDROOM MID TERRACE GRADE II LISTED COTTAGE presented in excellent order with OFF ROAD PARKING! The cottage itself offers accommodation to include a main characterful sitting room with brick fireplace and exposed beams. Just beyond the sitting room are stairs to the first floor with steps then leading down to the kitchen with access to the rear garden. On the first floor there are TWO AMPLE BEDROOMS and a WELL FITTED FAMILY BATHROOM. To the rear you will find a low maintenance and landscaped rear garden with a sunny aspect as well as plenty of off road parking. There is one space directly behind the garden as well as two further tandem space beyond in the shared parking area. The property offers GAS FIRED central heating as well as a good degree of character throughout and would be ideal for FIRST TIME BUYERS.

#### SETTING THE SCENE

The main entrance door leads straight into the sitting

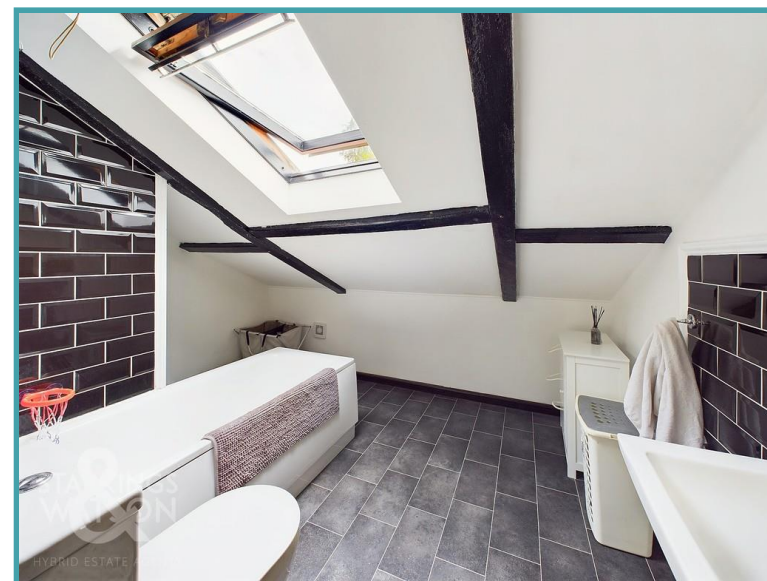
room from Denmark Street. Leading round the rear there is a shared parking area where you will find off road parking for three vehicles and access into the rear garden.

#### THE GRAND TOUR

Entering the property via Denmark street, you will find the main sitting room with brick built fireplace and exposed timber beams. Beyond the sitting room are stairs to the first floor landing with steps leading down to the kitchen. The kitchen offers a range of fitted units with rolled edge worktops over, as well as space for washing machine, fridge and freezer. There is also an integrated electric oven and electric hob, as well as wall mounted gas fired boiler and a door leading to the rear garden. Heading up to the first floor landing, you will find two bedrooms and a family bathroom off the landing. The bathroom is tiled with a bath and shower over. The landing space also offers a range of fitted wardrobes. Bedroom two is a comfortable single room with exposed timber beams, and the main double bedroom can be found to the front of the house, again with exposed timber beams.

#### THE GREAT OUTDOORS

The rear garden is landscaped and laid to hard standing for ease of maintenance and set over two levels. The garden is enclosed with timber fencing and provides access via a gate to the parking space directly beyond the garden. There is also a brick built store room found from the driveway. Beyond is the shared parking area for the row of cottages where you will find further tandem parking for two vehicles.



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Diss Office on **01379 450950**



### 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 4BE

What3Words : ///porridge.shops.racks

### VIRTUAL TOUR

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

### AGENTS NOTE

Buyers are advised the cottage is Grade II Listed. There is further parking found to the rear of the cottage within the shared parking area for two vehicles. There is also a shared access to the rear garden for the next door property, though rarely used.

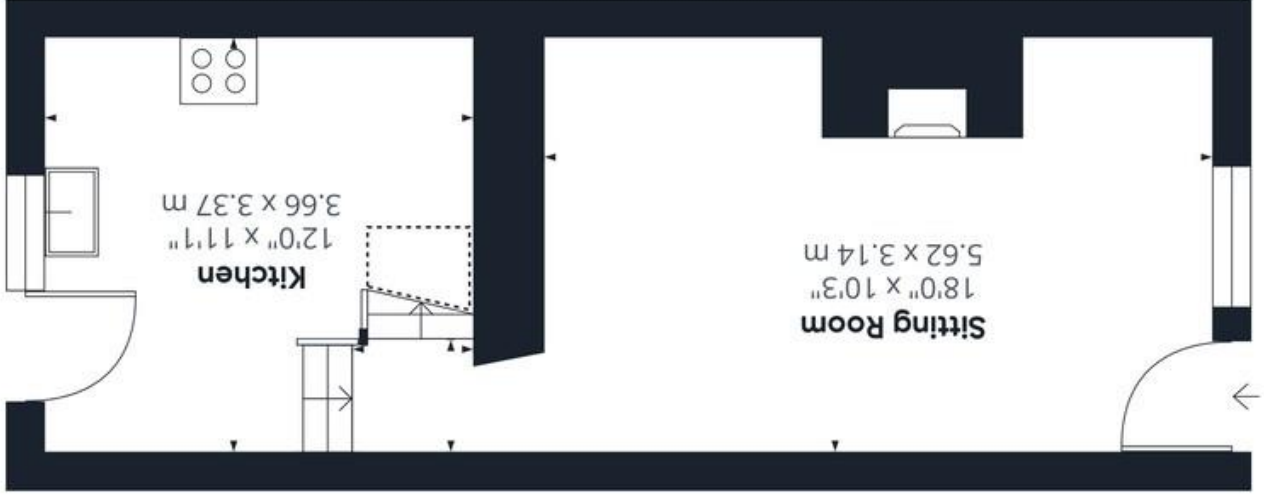
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Price:

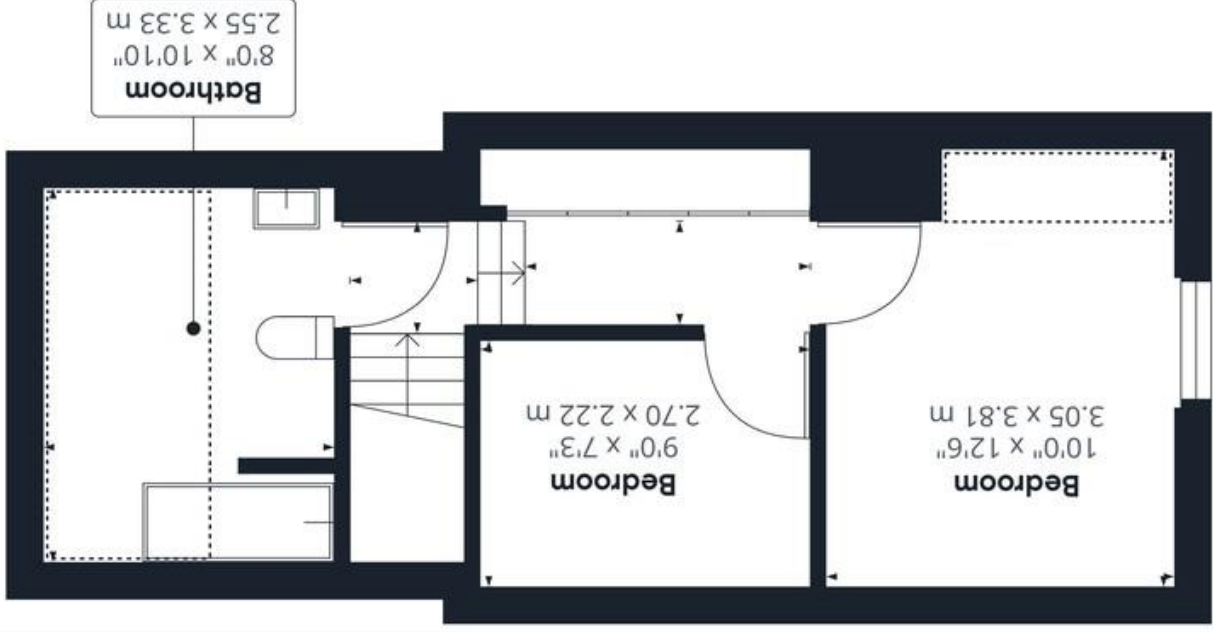


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Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
 673.07 ft<sup>2</sup>  
 62.53 m<sup>2</sup>  
 Reduced headroom  
 72.23 ft<sup>2</sup>  
 6.71 m<sup>2</sup>

(1) Excluding balconies and terraces

(2) Reduced headroom  
 (below 1.5m/4.92ft)

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.