Victoria Road, Diss, Norfolk IP22 4JG

* OCCUPYING A PRIME POSITION CLOSE TO THE CENTRE OF TOWN AND WITHIN EASY WALKING DISTANCE OF THE MAINLINE RAILWAY STATION, THIS SPACIOUS, BRIGHT AND AIRY TWO BEDROOM GROUND FLOOR FLAT HAS THE BENEFIT OF A SINGLE GARAGE AND SHARED COMMUNAL GARDENS * NO ONWARD CHAIN *

OFFERS INVITED - £125,000

Energy Rating – D
Located within central Diss the property is most excellently positioned close to many amenities and facilities all within walking distance. There is further easy access to "The Lows" providing many rural country walks to hand. The historic and thriving market town of Diss is situated on the South Norfolk borders within the beautiful and unspoilt countryside surrounding the Waveney Valley. The town offers an extensive range of day to day amenities and facilities with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich. For the motorist there is easy access to the A140 with Norwich lying approximately 25 miles to the north and Ipswich respectively 26 miles to the south.

The property comprises of a spacious ground floor two bedroom flat being one of six properties within the building and sharing the collective share of Freehold. As such the property is held on a long leasehold basis, originally reverting off a 999 year lease from 2006. All of the flats within the building have formed a limited company responsible for the management of the building, (effectively meaning the property has a 1/6th share of the freehold and as such a management charge of approximately £600 per year collects for the up keep and management of the building etc. For further information regarding this please contact the selling agent).

The property/building was originally built in the 1980’s of traditional brick and block cavity wall construction, by a respected local developer Derek Ingram. There is the benefit of a single garage en-bloc and the use of a private and secluded communal gardens to the rear enjoying a southerly aspect. The flat in question is heated by gas fired central heating via radiators and has had replacement sealed unit upvc double glazed windows.

The accommodation in brief comprises of: * ENTRANCE HALL * RECEPTION ROOM/LOUNGE/DINING ROOM * KITCHEN * BATHROOM * TWO BEDROOMS * SINGLE GARAGE * COMMUNAL GARDENS *

The rooms are as follows:

**ENTRANCE HALL**: (0.99m x 2.96m `L' shaped extending to 2.55m x 0.84m), (3' 2" x 9' 8" `L' shaped extending to 8' 4" x 2' 9") A pleasing first impression with access to the reception room, bathroom and two bedrooms. Benefiting from two built-in storage cupboards to side. Further having built-in airing cupboard beyond, housing the hot water cylinder with shelving above.

**RECEPTION ROOM/LOUNGE/DINING ROOM**: (4.5m x 3.6m) (14' 9" x 11' 9") Found to the front of the property this bright airy and light reception room lends itself for a number of different uses. A particular feature of the room is the fireplace with wood mantle surround and electric inset fire. Further providing access through to the kitchen.

**KITCHEN**: (3.2m x 1.6m) (10' 5" x 5' 2") Found to the front of the property. Having a range of wall and floor mounted units with further worktop space. Space and plumbing for automatic washing machine/dishwasher etc. Stainless steel sink with drainer to side. Tiled flooring. Tiled splashbacks. Large built-in pantry/storage cupboard to side (measuring 1.14m x 1.41m, 3' 8" x 4' 7") and housing water tank. Shelving below.

**BATHROOM**: (3.21m x 1.5m) (10' 6" x 4' 11") With frosted window to side. In more recent times having been upgraded to now provide a double shower cubicle with electric shower, low level wc and hand wash basin. Part tiled walls.

**BEDROOM ONE**: (3.7m x 2.8m) (12' 1" x 9' 2") Found to the rear of the property and benefiting from the southerly aspect taking in all of the afternoon sun. A good size double bedroom.
BEDROOM TWO: (2.8m x 2.5m) (9' 2" x 8' 2") Another good sized room lending itself for a number of different uses. Having the benefit of a built-in storage cupboard housing the oil fired central heating boiler.

VIEWINGS: Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 6894

DIRECTIONS: From our Diss office proceed to the top of the hill turning left onto Denmark Street. Proceed to the end of Denmark Street and on reaching the roundabout take the first exit left onto Park Road/A1066. Continue along this road and on reaching the next roundabout proceed straight over. On coming to the second roundabout proceed straight over and after leaving this roundabout the property will be found after a 100 metres or so on the right hand side, marked by the estate agents board. For ease of parking continue past the building turning right into Victoria Close. Proceed down Victoria Close turning right into Lowes View. Proceed along Lowes View for a short distance and there will a turning on the right providing access to the garages en bloc behind the building. Park to the left.

Visit our website: www.whittleyparish.com

MORTGAGE ADVICE

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R & H Partnership is authorised and regulated by the Financial Conduct Authority. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request - loans subject to status. Whittley Parish Estate Agents is an introducer to R & H Partnership but is not authorised to give financial advice.

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TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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