



Shelfanger Road, Diss, IP22 4EH
Guide Price £160,000 - £170,000



PRESENTED IN A MOST EXCELLENT DECORATIVE ORDER THIS CHARMING TWO BEDROOM COTTAGE OCCUPIES A PRIME POSITION WITHIN SHORT WALKING DISTANCE OF THE TOWN CENTRE.

Shelfanger Road, Diss

Key Features

- Short walking distance to town centre
- Gas central heating
- Replaced upvc double glazed windows
- X 2 Double bedrooms
- Vendor found onwards
- Cast iron wood burning stove.
- Council Tax Band A
- Freehold
- Energy Efficiency Rating D.

SITUATION

Located to the north of Diss the property is well-positioned within short walking distance of not only the town centre but also open rural countryside. The historic market town of Diss is found on the south Norfolk borders and within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The property comprises of an end of terrace two bedroom cottage having been built some 100 or so years ago and with pleasing colour wash rendered elevations under a pitched clay tiled roof and with the benefit of the installation of replacement sealed unit upvc double glazed windows and doors, whilst being heated by a gas fired central heating boiler via radiators.

EXTERNALLY

The property enjoys enclosed cottagey courtyard gardens having been paved for ease of maintenance and creating an excellent space for alfresco dining. The gardens take a part southerly aspect and are enclosed by concrete posts and panel fencing with a large timber shed abutting the rear boundaries providing good external storage space.



Shelfanger Road, Diss

The rooms are as follows:

RECEPTION ROOM: 10' 11" x 11' 11" (3.33m x 3.65m)

With window and door to front aspect. Wood effect flooring, (with 25 year guarantee). A particular focal point of the room is the open fireplace with inset cast iron wood burning stove upon a tiled hearth and with exposed inner red brick work. Brace and batten door giving access through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: 9' 0" x 12' 1" (2.75m x 3.69m)

With window to the rear aspect. The kitchen area provides an extensive range of wall and floor unit cupboard space with marble effect roll top work surfaces over and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap. Space and plumbing below for automatic washing machine and dishwasher etc. Fitted Rangemaster to side. Under stairs storage cupboard space. Archway giving access through to inner hall.

INNER HALL: 2' 8" x 6' 2" (0.83m x 1.89m)

With alcove to side providing space for washing machine and tumble dryer etc. Solid oak stable door giving external access. Tied flooring. Brace and batten door giving access through to the bathroom.

BATHROOM: 6' 3" x 5' 7" (1.91m x 1.71m)

With frosted window to the rear aspect and comprising of a recently installed bath (1 year old) with shower over, low level w c and wash hand basin. New flooring. Heated towel rail to side.

FIRST FLOOR LEVEL:

LANDING:

With brace and batten doors giving access to the two bedrooms.

BEDROOM ONE: 11' 1" x 12' 1" (3.39m x 3.70m)

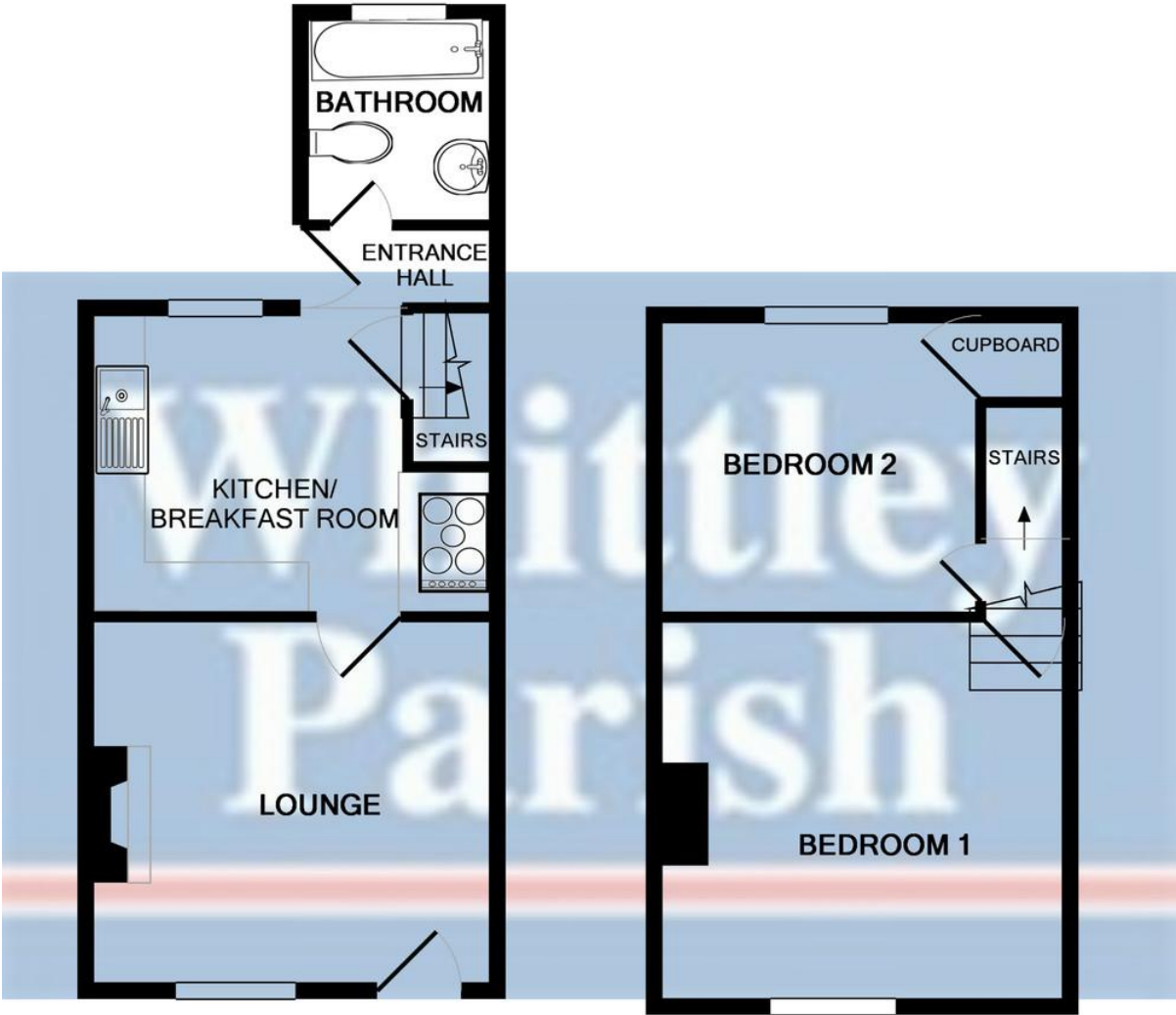
With window to the front aspect being a large double bedroom with good storage space either side of the chimney breast.

BEDROOM TWO: 9' 0" x 9' 2" (2.75m x 2.81m)

With window to the rear aspect being a double bedroom with built-in storage cupboard space over stairs. Further providing access to loft space above.

OUR REF: 7252





GROUND FLOOR

1ST FLOOR

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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