



## Walcot Road, Diss, IP22 4DB

**Guide Price £170,000**

ENJOYING A PLEASING POSITION SET BACK OFF THE ROAD AND WITHIN CLOSE PROXIMITY OF THE OPEN RURAL COUNTRYSIDE, THIS ATTRACTIVE AND CHARACTERFUL TWO BEDROOM COTTAGE OCCUPIES A LARGE PLOT WITH SOUTHERLY FACING REAR GARDENS. NO ONWARD CHAIN.

- No onward chain
- Potential for off-road parking
- Gas central heating
- Freehold
- Southerly facing rear gardens
- Sought after location
- Council Tax Band B
- Energy Efficiency Rating D





## Property Description

### SITUATION

Perhaps being one of the best roads in Diss, the property is found to the northern outskirts of the town upon Walcot Road having a lovely assortment of many period and modern properties within a short/easy walking distance of the town centre, railway station and open rural countryside. The opposite side of Walcot Road there are many pleasing rural countryside walks with surrounding farmland. 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 along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### DESCRIPTION

The property comprises of a two bedroom semi-detached Victorian cottage being of traditional construction for the time and with a pleasing brick façade under a pitched clay tiled roof. The property is heated by a modern gas fired combination boiler via radiators. Internally the property offers pleasing accommodation in the regions of 800 sq ft. The Agent does advise the property is in need of redecoration as seen from the photographs and recommends viewing to fully appreciate the works but also position and further scope.

### EXTERNALLY

The property is set back off the road with there being a drop kerb and wrought iron gates giving access to the ability of having two off-road car parking spaces. With side access the rear gardens can be found which are of a most generous size being predominantly laid to lawn and enjoying a southerly aspect with a leafy green outlook giving tranquil views.

**The rooms are as follows**

**ENTRANCE HALL:** 4' 10" x 4' 4" (1.48m x 1.34m) Access via solid wood door to front. Four panel stripped pine internal door to the reception room. Stairs rising to first floor level. Good space for shoes and coats.

**RECEPTION ROOM:** 12' 5" x 11' 6" (3.81m x 3.53m) With window to the front aspect, internal four panel pine door to the kitchen/diner. Focal point to the side is the open fireplace with cast iron fireplace and wood mantle surround upon a pamment tiled hearth.

**KITCHEN/DINER:** 9' 11" x 16' 7" (3.04m x 5.07m) Double aspect room with windows to the rear and side. Internal access through to the sun room/lean to. Under stairs storage cupboard to side.

**SUN ROOM/LEAN TO:** 6' 5" x 9' 9" (1.98m x 2.99m) Of non standard construction and found to the southerly aspect of the property further giving external access to the rear gardens.

**FIRST FLOOR LEVEL:**

**LANDING:** With original four panel internal doors giving access to the two bedrooms and bathroom. Access to loft space above. Window to side.

**BEDROOM ONE:** 10' 7" x 13' 1" (3.23m x 4.01m) With window to the front aspect being a large double bedroom with built-in storage cupboard over stairs.

**BEDROOM TWO:** 11' 6" x 8' 5" (3.52m x 2.59m) With window to the rear aspect again being a double bedroom.

**BATHROOM:** 8' 3" x 7' 6" (2.52m x 2.31m) With window to the side aspect and comprising of a bath with shower over, low level wc and wash hand basin.

**OUR REF:** 7418





## Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

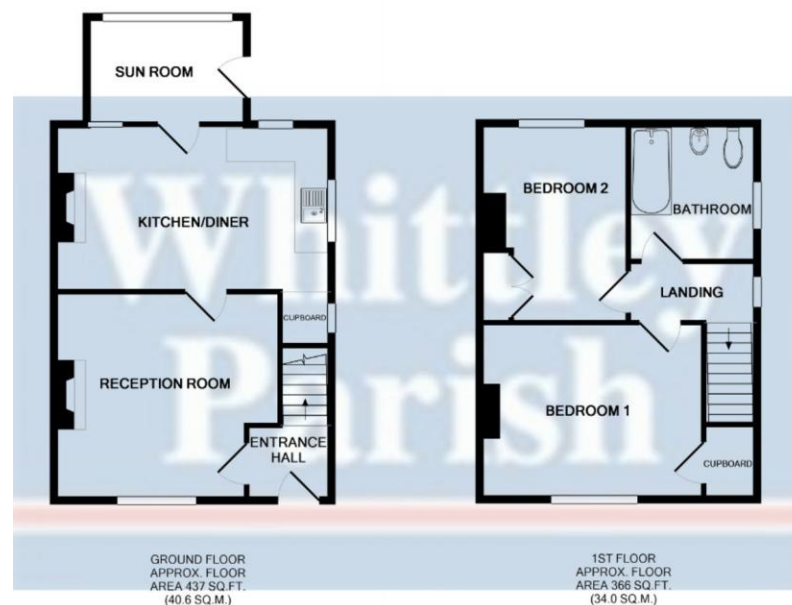
Diss

IP22 4JZ

[sales@whittleyparish.com](mailto:sales@whittleyparish.com)

01379 640808

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