



Chapel Street, Diss, IP22 4AN
Guide Price £140,000



BOASTING A PRIME TOWN CENTRE POSITION, THIS PERIOD GRADE II LISTED COTTAGE IS WELL PRESENTED OFFERING A GOOD DEAL OF CHARM AND CHARACTER IDEALLY LOCATED WITHIN A STONE'S THROW OF THE HIGH STREET.

Chapel Street, Diss

Key Features

- Grade II Listed
- Prime town centre position
- Replaced windows & bathroom
- Exposed period features
- Short walking distance to amenities
- Council Tax Band B
- Freehold
- Energy Efficiency Rating F.

Situation

A rare opportunity to acquire a characterful cottage ideally located within the centre of Diss and within short walking distance of amenities, Diss Mere and rural countryside. The historic market town of Diss is found on the south Norfolk borders 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 station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a period Grade II listed cottage believed to perhaps date back to the 1700s and of oak timber frame construction with colour wash rendered elevations under a pitched clay tiled roof, whilst being heated by modern electric radiators. In 2014 the property was the subject of a significant refurbishment programme having been upgraded and enhanced to a high specification whilst great emphasis was undertaken to retain much of the charm and character one would expect to find in a property of this age.



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The rooms are as follows:

ENTRANCE: With stairs rising to first floor level and separate access to the reception room and kitchen.

KITCHEN/BREAKFAST ROOM: 11' 9" x 6' 6" (3.60m x 2.00m)

With sash window to front, the kitchen offers a good range of wall and floor units with oak work surfaces over, inset stainless steel sink with drainer and mixer tap, tiled splashbacks, fitted dishwasher and washing machine, four ring electric hob with extractor above and fitted oven to side. Oak engineered flooring. Under stairs storage cupboard to side.

RECEPTION ROOM: 11' 11" x 10' 0" (3.65m x 3.07m)

With sash window to the front aspect, fireplace opposite, exposed timbers and beams and oak engineered flooring.

FIRST FLOOR LEVEL - LANDING: Giving access to the bedroom and bathroom.

BEDROOM: 11' 11" x 10' 0" (3.65m x 3.06m)

With sash window to the front aspect, a generous double bedroom with built-in storage cupboard adjacent to chimney breast rising. Exposed timbers.

BATHROOM: 11' 11" x 6' 11" (3.65m x 2.11m)

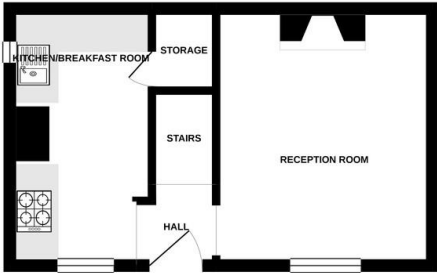
With sash window to the front aspect, this replaced bathroom is still in an excellent condition with double tiled shower cubicle, bath to side, low level wc, hand wash basin, heated rail and under floor heating.

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

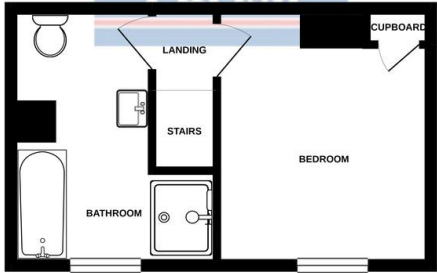
OUR REF: 7762



GROUND FLOOR



1ST FLOOR
Whittley Parish



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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