

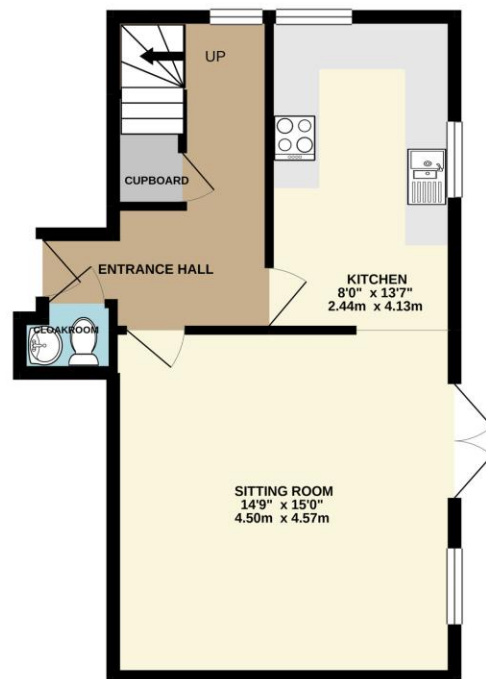


14B Denmark Street | Diss | Guide Price £300,000 to £325,000

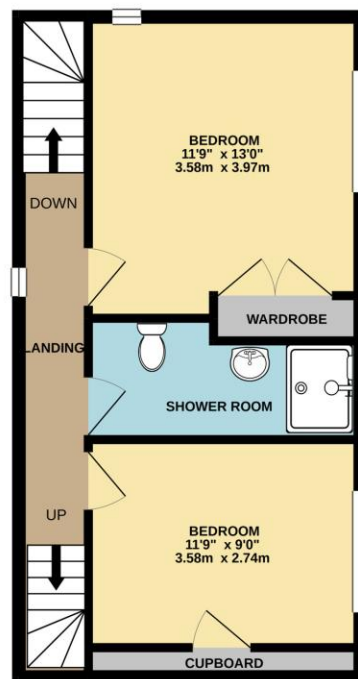
PARSON
Your Local Independent Estate Agent



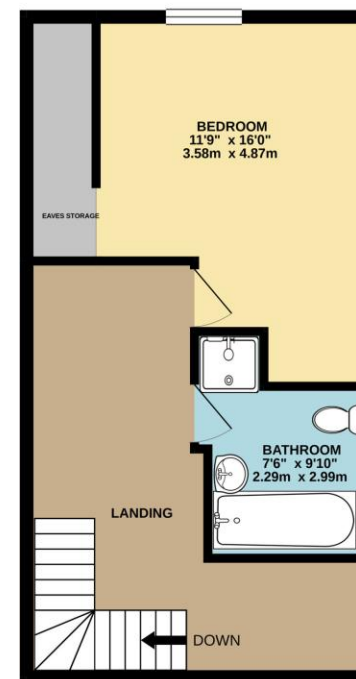
GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.

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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Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a guide and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly, if contemplating travelling some distance to view the property. The mention of appliances, equipment and/or services within these sales particulars does not imply they are in full and efficient working order. It is therefore in the purchaser's interest to establish the working condition of any appliances included. Personal items such as furnishings, which may be shown in photographs, are not included in the asking price. We have been unable to verify tenure at the time of writing these particulars, should you proceed with the purchase of the property, your solicitor must verify this.

Views towards the The Park Elevated Location Less than 5 minutes Walk to Town Centre High Specification 3 Double Bedrooms

Kitchen & Large Family Dining 2 Bathrooms and Cloakroom 'Lock up and go' Accommodation

Parking and Low Maintenance Garden

A three storey townhome occupying a central location within the town of Diss having superb views towards the Diss Mere and adjoining park. Individual brand new features including fitted kitchen, bathrooms, gas central heating and double glazing.

HISTORY

The property dates back from the 16th century, once occupied by a local Solicitor, then convalescent home and more recently a residential care home. This is a residential conversion into three homes sympathetically carried out to a new build specification and finish.

The accommodation is arranged on three levels with a large family/dining room, fitted kitchen on the ground floor with cloakroom and entrance hall. The first floor has two double bedrooms together with large shower room and on the second floor a master suite with en-suite bathroom having large shower, WC, basin and bath. Outside there is a low maintenance rear garden with steps down leading to two parking spaces.

LOCATION

Set within a Conservation Area the town centre is just 5 minutes walk together with an easy walk of around 20 minutes to the railway station.

Diss offers excellent amenities including shops, supermarkets, schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

MILEAGES

Norwich 24 miles
Ipswich 26 miles
Bury St Edmunds 22 miles

AGENTS NOTE

Specification:

High quality finish throughout including oak faced internal doors, double glazed windows, Chelford range by Howdens fitted kitchen with AEG / Bosch integrated appliances with white quartz worktops.

The property has been completed by local reputable builders RTB Homes (East Anglia) Ltd and each property is protected by a Buildzone 10 year structural warranty.

SERVICES

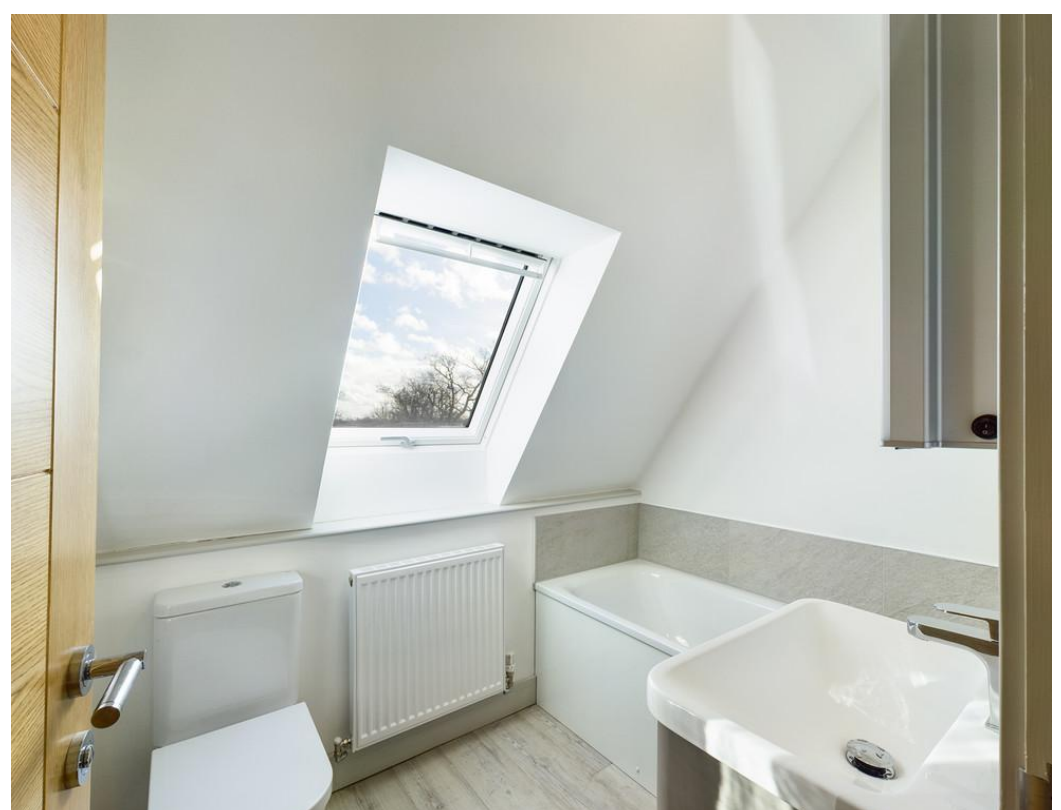
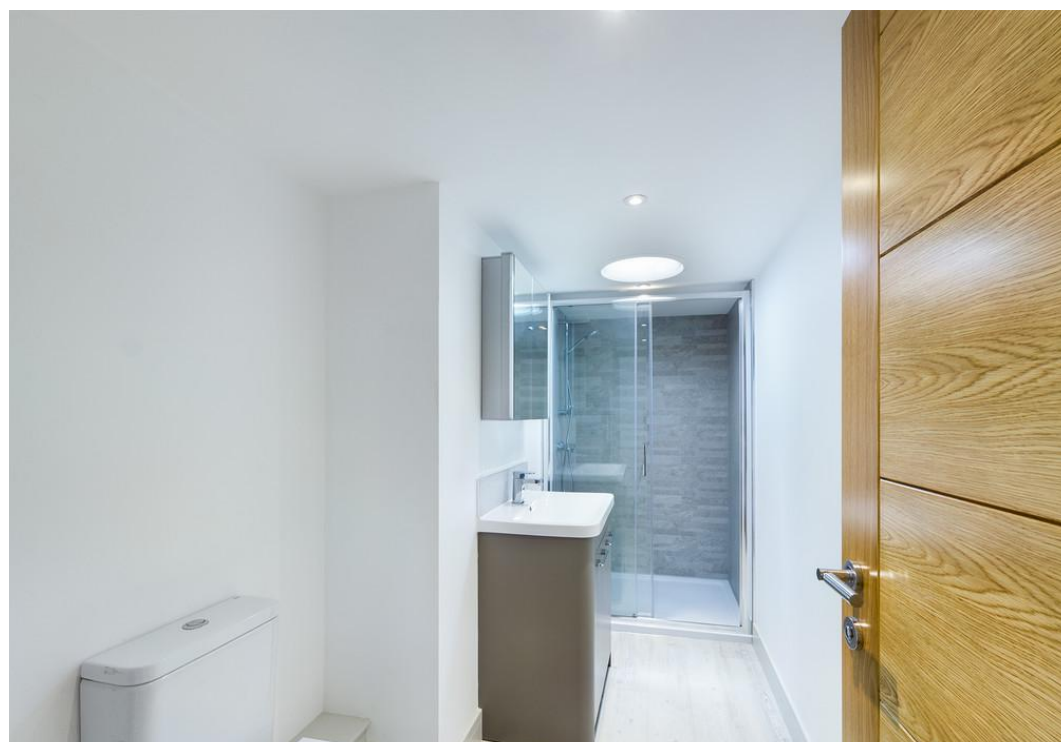
Mains water, electricity, gas and drainage.
Gas Central Heating
Broadband Average Speed 67mb

EPC = B

COUNCIL TAX BAND = A South Norfolk Council

DIRECTIONS From the agents Diss office, go along Park Road and at the mini roundabout turn right into Denmark Street. The development will be found on the right hand side.





Our range of services include:

CONVEYANCING

Our fast and efficient conveyancing service is competitively priced.

MORTGAGES

With our independent mortgage service, we have a vast range of lenders with many different products. Our expert mortgage advisers can find the best mortgage to suit you and at the best rates.

LETTINGS & PROPERTY MANAGEMENT

Whether thinking of letting a property, or indeed you are an experienced landlord, come along to our next Landlords Evening, advertised in the local press. Or just call our Lettings Department for further information. Have you joined our Investors Register for all the latest news?



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