



7 Walcot Road
Diss
Norfolk
IP22 4DB

Guide Price £350,000

No Onward Chain





- Victorian semi-detached 3 bedroom property with ample scope to improve
- 2 receptions, kitchen, utility, cloakroom, bathroom
- 2 bedrooms link but can easily be separated
- Off road parking
- No Onward Chain!

Location

Walcot Road is around half a mile north of the centre of Diss and is primarily a residential area comprising an assortment of property. Diss is a thriving market town providing excellent local and national shopping, schooling through to sixth form level, modern health facility, various sporting and leisure amenities including the nearby 18 hole golf course with driving range. There is a mainline railway station at Diss providing regular intercity services to Norwich (20 minutes), Ipswich (23 minutes) and London Liverpool Street (around 90 minutes). The A140 provides good access to Norwich and Ipswich, both around 25 miles away, whilst the A143 leading to Bury St Edmunds connects with the A14 accessing Cambridge and the Midlands beyond.





The Property

This attractive period home has been well maintained over the years although it is fair to say that it would now perhaps benefit from a gentle scheme of updating to the fixtures and décor. It boasts high ceilings, Victorian style fireplaces and original sash windows and doors. There are two reception rooms, one with a bay window to the south aspect and the dining room looks out over the side passage and the rear garden includes a large understairs storage cupboard. The kitchen incorporates a Bosch double oven, hob and extractor and a breakfast bar and there is ample space for domestic appliances in the adjacent utility room. A cloakroom to the rear completes the ground floor accommodation. On the first floor are three bedrooms and a bathroom. Currently the third bedroom is accessed through the second bedroom but there is the possibility to separate these two bedrooms by adding a corridor to access the rear bedroom. This room also has scope for conversion to an ensuite and dressing room.

Outside

The property is from Walcot Road via a concrete driveway. The front garden is laid to lawn and there is access around the side of the house to the long rear garden which has a shed to the far end. Here there are fine views to be enjoyed over fields to the rear.

Services

Mains water, drainage, gas and electricity are connected to the property. Gas fired boiler providing hot water and central heating.



Directions

From Diss town centre head north up Mount Street and turn right into Walcot Road. The property will be found a short way along on the left hand side just before the right hand turn into Uplands Way.

Viewing

Strictly by appointment with TW Gaze.

Freehold.

Council Tax Band: D

Ref: 18941/MS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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