



**Basham Street, Diss, IP22 4YY**  
**Offers Over £180,000**



HAVING BEEN SIGNIFICANTLY ENHANCED AND UPGRADED, THIS SPACIOUS TWO BEDROOM PROPERTY IS PRESENTED IN A MOST EXCELLENT DECORATIVE ORDER. FURTHER BENEFITING FROM OFF-ROAD PARKING, SOUTH WESTERLY FACING REAR GARDENS AND WITHIN SHORT WALKING DISTANCE OF THE TOWN CENTRE.

# Basham Street, Diss

## Key Features

- Enhanced/upgraded
- New gas fired central heating boiler
- New kitchen & bathroom
- Westerly facing rear gardens
- 2 double bedrooms
- Vendor found onwards
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C.

## Situation

Located to the west of town the property is found upon Basham Street, being a small no-through road and predominantly consisting of similar attractive properties built within the same era. Over the years this road and surrounding roads have proved to have been a popular location for local home owners due to its proximity to the town centre and rural countryside. The historic market town of Diss is situated 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 amenities and facilities whilst having 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 mid-terrace house having been built some 30 or so years ago by Messr Wimpey Homes and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with the benefit of the installation of replacement sealed unit upvc double glazed windows and doors. Recently there has been the installation of a new gas fired combination boiler with associated pipework and radiators. Throughout the property is presented in a most excellent decorative order having been much enhanced and upgraded with particular notice drawn to the new kitchen and bathroom suite.

## Externally

The property is found at the end of the close approached via a hard standing driveway giving off-road parking for 1-2 cars with a pathway leading to the front of the property. To the rear the gardens are of a good size enclosed by recently installed concrete posts and panel fencing. The gardens have been landscaped with ease of maintenance in mind with a new paved patio area abutting the rear of the property creating an excellent space for alfresco dining leading onto an area of astro turf. To the rear boundaries a gate gives external access back round to the front of the property.



## Basham Street, Diss

The rooms are as follows:

**RECEPTION ROOM:** 14' 1" x 12' 10" (4.30m x 3.92m)

With window to the front aspect, upvc double glazed frosted door to side giving internal access. Pine staircase rising to first floor level, secondary door giving access through to the kitchen.

**KITCHEN/DINER:** 9' 5" x 12' 9" (2.88m x 3.91m)

Found to the rear aspect of the property and having views and access onto the rear gardens. The kitchen has only recently been installed and offers a good range of wall and floor units with work surfaces over, inset stainless steel sink, four ring gas hob with extractor above and oven below, space/plumbing for automatic washing machine or dishwasher.

**FIRST FLOOR LEVEL:**

**LANDING:** Giving access to the two bedrooms and bathroom. Access to loft space above.

**BEDROOM ONE:** 10' 0" x 9' 6" (3.06m x 2.91m)

With window to the front aspect and being a spacious master bedroom with alcove to side giving additional storage space and built-in storage cupboard over stairs.

**BEDROOM TWO:** 6' 9" x 9' 6" (2.07m x 2.91m)

With window to the rear aspect and still of a size to cater for a double bed.

**BATHROOM:** 6' 3" x 5' 11" (1.92m x 1.81m)

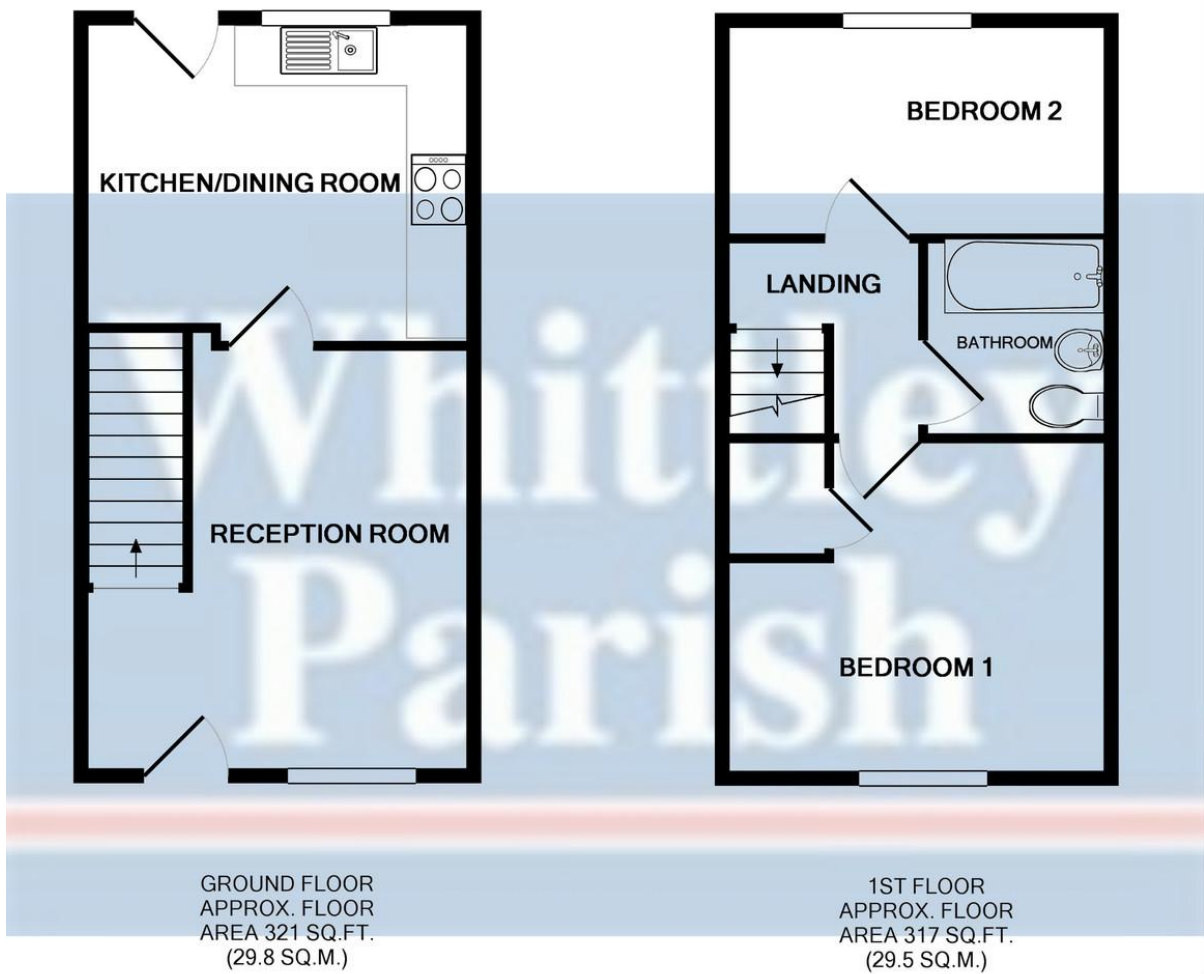
Having just recently been replaced this matching suite in white offers a panelled bath with separate electric Triton shower over and tiled walls. Low level wc and hand wash basin over vanity unit. Heated towel rail to side.

**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:** 7476







TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 SQ.M.)

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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