



Rectory Cottage

25 Mount Street | Diss | IP22 4QG

Guide Price £300,000

twgaze

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3 bedroom cottage with spacious accommodation set over 3 floors with high ceilings and feature leaded windows set in the centre of the popular market town of Diss.

- Set in the centre of town with easy walk of shops
- Three bedrooms
- Courtyard garden
- spacious living room
- Character and features
- No Onward Chain

Full Description

Location

Mount Street is a highly regarded residential location within the Conservation Area of the town, just a short walk into the busy and thriving market place. Diss is a market town on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool





Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.

Property

This unusual three bedroom property offers spacious accommodation over three floors. Upon entry you will find a spacious entrance hall which feeds off to a downstairs bathroom and reception room leading off to a kitchen with a door leading to the garden. The first floor comprises of a bedroom and family bathroom. Stairs lead to two further bedrooms on the second floor.

Outside

The rear garden is a sheltered paved courtyard split over two levels and there is the welcome addition of a brick built storage shed.

Directions

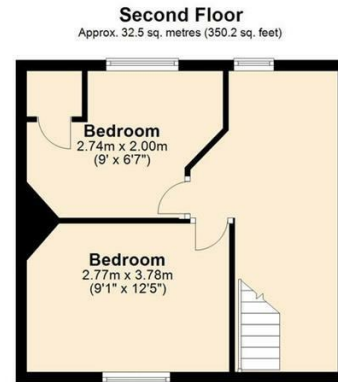
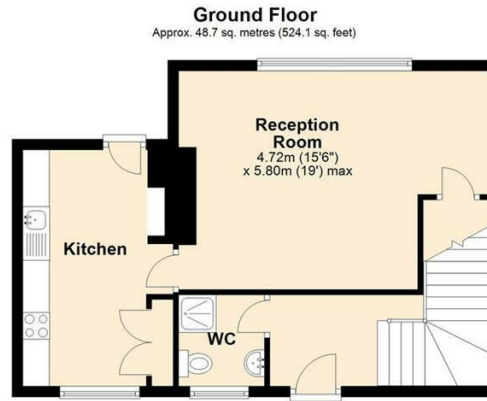
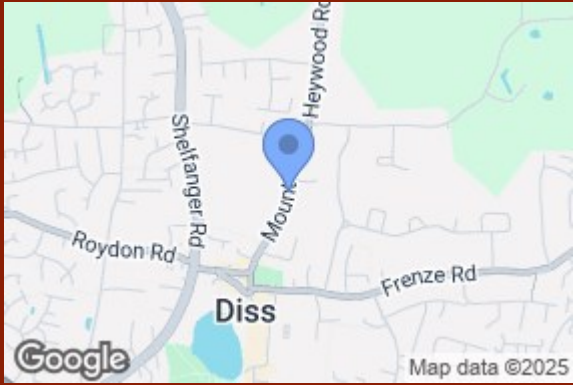
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Viewings

Strictly by appointment of TWGaze

Council Tax Band : D

Freehold



Total area: approx. 118.1 sq. metres (1270.8 sq. feet)

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

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