



Old Coaching Place, Diss

Harrison Edge
Estate Agents

This attractive 2 bedroom townhouse, with parking is only a walk to the station and bus stops on Victoria Road and one of a pair within a staggered terrace. The stylish interior is arranged off a hallway with tall stairwell, cloakroom and main reception room leading onto an appealing terrace and river backdrop.

- Currently Let 2 Bedroom house
- Cloakroom
- Hallway
- Gas radiator heating
- Double glazed
- Allocated parking

Location

16 Old Coaching Place can be found tucked away in a position ideal for those commuting to the surrounding area or working in the town as the property is within walking distance of the town centre and rail station. Set well back from the road away from passing traffic on Victoria Road, the house sits with a garden to the rear and the attractive backdrop of the River Waveney. Diss is fortunate in having a wide range of facilities including major High Street names mainline rail station with regular commuter services between the Cathedral City of Norwich to the north and London's Liverpool Street Station, London being reached in around 90 minutes. A great number of activities are catered for in and around the town such as golf at the 18 hole Golf Course, Squash and Tennis Clubs and Indoor Swimming Pool to name but a few.

Description

This stylish house, in attractive red brick and featuring classic stone lintels along with door case, provides well proportioned accommodation, not only of great square footage but also volume given the unusually high ceilings. Arranged off a hallway with cloakroom to one side and tall stairwell, the lounge lies to the rear taking full advantage of the sunny southerly aspect and french windows opening onto the terrace and the outlook towards the river and meadows beyond. The fitted kitchen comes complete with built in oven and gas hob with extractor hood along with space and plumbing for washing machine and dishwasher plus upright fridge freezer. The first floor features an attractive gallery landing with turned newel post and spindles and serves two bedrooms (each with built in wardrobes) and roomy bathroom. Windows are double glazed

and gas fired radiator heating installed throughout, fitted with individual thermostatic valves. Furthermore, smooth plastered ceilings are all coved.

Hallway: A welcoming entrance with outer door featuring two glazed panels and decorative coloured glass. The hall serves as a hub to the ground floor with cloakroom to one side along with appealingly tall stairwell recessed to one side.

Cloakroom: Fitted with a suite comprising low level wc and pedestal wash basin. Window to the front elevation. Single radiator.

Lounge: 14'4" x 12'10" (4.37m x 3.9m)

Light and bright with windows to not only the garden to the rear but also the side elevation. French windows lead out onto the decked terrace at the rear extending the room space and taking full advantage of the southerly aspect and river backdrop. Two double radiators. Television aerial, Sky cabling and BT Infinity. Understairs cupboard.

Kitchen: 9'3" x 7' (2.82m x 2.13m)

Fitted around three walls with worksurface extending above cupboard and drawer storage options plus fridge freezer, dishwasher and washing machine spaces. Built in single oven and four ring gas hob with extractor hood above and matching wall cupboards, with cornice and pelmet detail, one of which houses the Potterton gas fired boiler supplying domestic hot water and radiators. Kickspace heater. Stainless steel single

drainer sink unit with drainer bowl and mixer tap. Window to the front elevation. Television and telephone point.

Landing: Built in airing cupboard housing hot water storage tank with immersion heater. Gallery balustrading in turned newel post and spindles combing well with the tall stairwell.

Bedroom 1: 12'4" x 10'3" (3.76m x 3.12m)

With two windows to the rear elevation with a view across the rear garden to the river and meadows beyond. Single radiator. Built in wardrobes to one wall,

Bedroom 2: 9'5" (2.87) x 7' (2.13) *excluding door recess*

Featuring a window to the front elevation, built in wardrobe and single radiator. Access to loft space with drop down hatch.

Bathroom: Of good proportion, larger than typical and fitted with a suite comprising panelled bath with shower attachment over, pedestal wash basin and low level wc. Window to the front elevation. Single radiator. Shaver point. Extractor fan.

Outside: The house is set off by an area of front garden with pathway to the traditional front door and shrubs either side. The rear garden can be accessed from either the house or rear gate and a riverside pathway. With a southerly aspect, the rear garden is an appealing space with relatively little maintenance required with no grass and decked terrace encouraging much sitting and relaxation as one looks to the river beyond. The house has one allocated PARKING SPACE with additional parking options available within the cul de sac.

Services: The Vendor has confirmed that the property benefits from mains water, electricity, gas & drainage.

Agents Note: The property is currently Let under a Fixed Term Assured Shorthold Tenancy ending 3rd August 2025. The current tenant is quite likely willing to stay making this an ideal rental opportunity.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=IP224NR&uprn=2630167250>

Flood Risk: For Flood Risk information paste the following Link into your Browser: <https://check-long-term-flood-risk.service.gov.uk/risk#>

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Postal Address: 16 Old Coaching Place, Diss, IP22 4NR

Local Authority: South Norfolk District Council, Swan Lane, Long Stratton, NR15 2XE T: 01508 533633

Council Tax: The property has been placed in Tax Band B.

Wayleaves & Easements: The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Fixtures & Fittings: All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.


Tenure & Possession: The property is for sale FREEHOLD with vacant possession upon completion.

Viewing: By prior telephone appointment with the Vendors agent Harrison Edge T: +44 (0)1379 871563

Directions

Upon entering Diss from the East, via Victoria Road (A1066), proceed under the rail bridge, over the mini roundabout and Old Coaching Place will be found a short distance along on the left, opposite a row of horse chestnut trees. Turn into the cul de sac and No16 will be found towards the end of the road on the right.

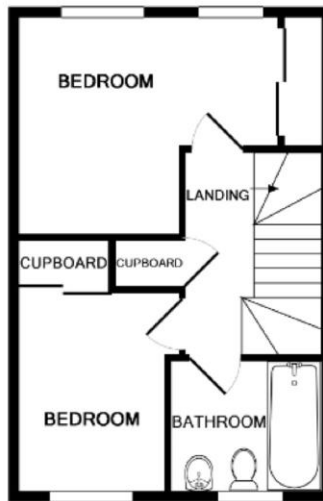


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			9
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		93
(81-91) B		
(69-80) C		
(55-68) D	78	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)



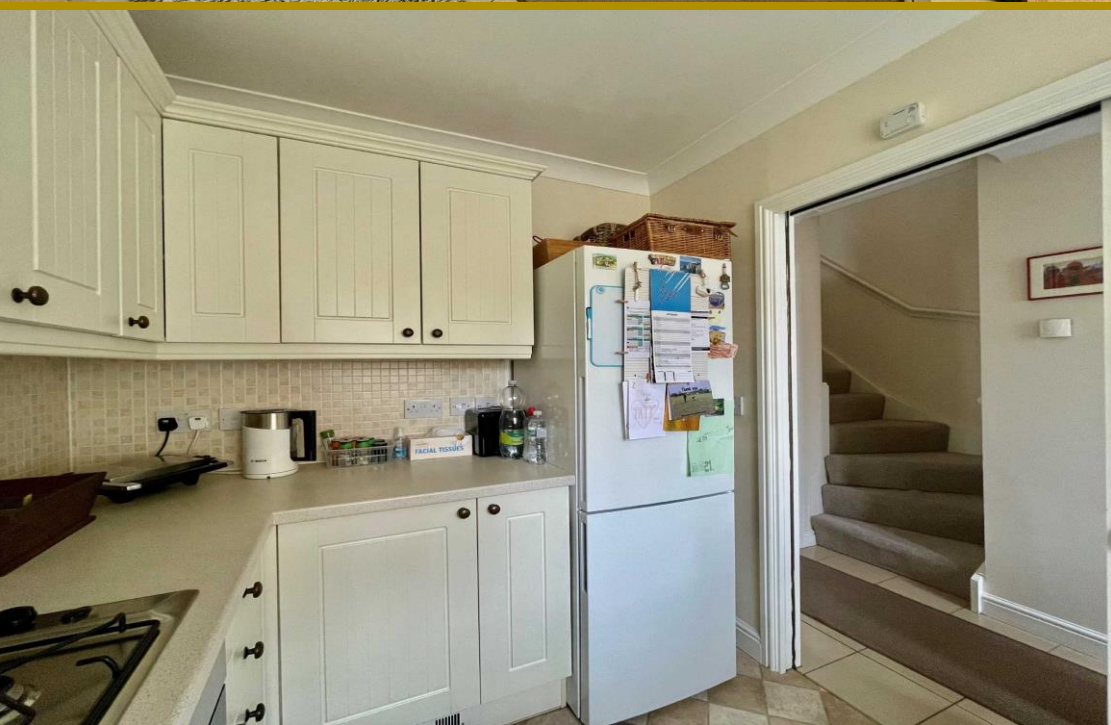
1ST FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 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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