



16 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 4.37m x 3.91m (14'4 x 12'10)**

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 2.82m x 2.13m (9'3 x 7')**

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 3.76m x 3.12m (12'4 x 10'3)**

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 2.87m x 2.13m excluding door recess (9'5 x 7' 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.

### **Important Notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

### **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**

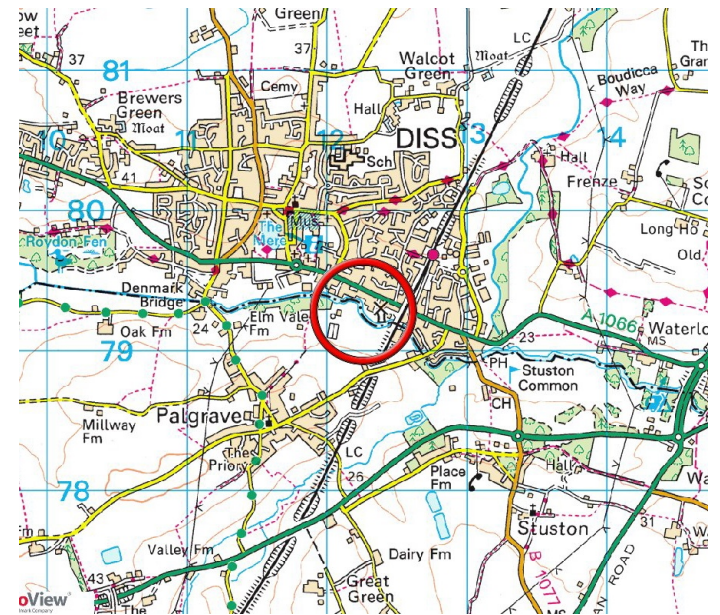
By prior telephone appointment with the Vendors agent Harrison Edge T: +44 (0)1379 871563

### **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.



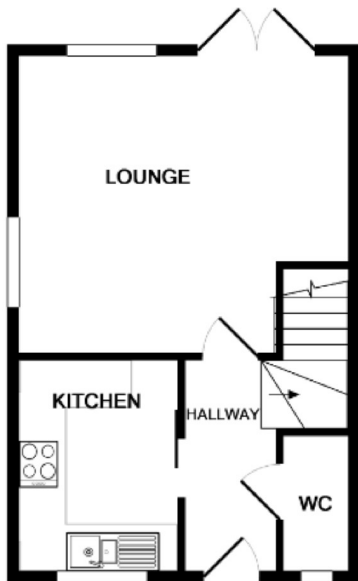
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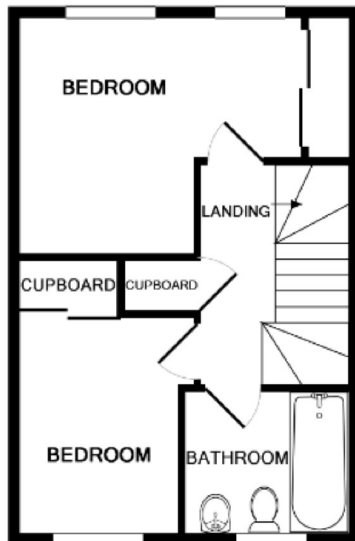
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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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## Energy Performance Certificate



16, The Old Coaching Place, DISS, IP22 4NR

Dwelling type: End-terrace house  
Date of assessment: 21 September 2016  
Date of certificate: 22 September 2016  
Reference number: 2198-8005-7261-3046-7960  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 59 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

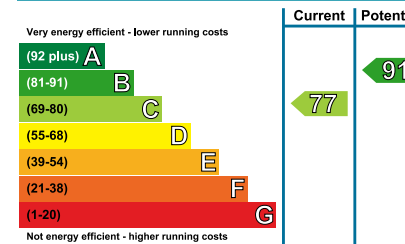
Estimated energy costs of dwelling for 3 years:	£ 1,347
Over 3 years you could save	£ 132

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	
Heating	£ 876 over 3 years	£ 885 over 3 years	
Hot Water	£ 324 over 3 years	£ 183 over 3 years	
<b>Totals</b>	<b>£ 1,347</b>	<b>£ 1,215</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

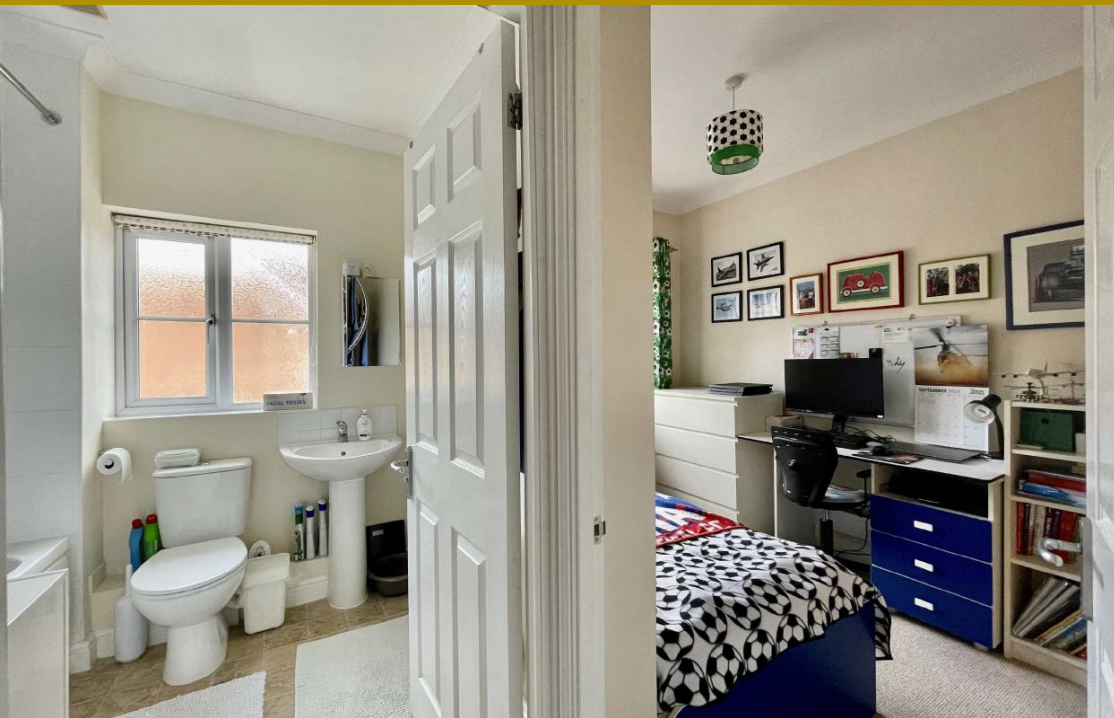
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar water heating	£4,000 - £6,000	£ 132	
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 855	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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