

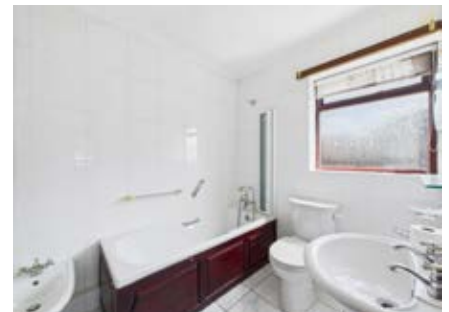
LOT
12

By Order of the Executors

21 Denmark Street, Diss, Norfolk IP22 4LE

Guide Price £475,000*

**SPACIOUS DETACHED DWELLING REQUIRING UPDATING
AND BUILDING PLOT WITH PLANNING**



This attractive dwelling and site is situated within the heart of Diss within a short walk of the town centre and within easy reach of Diss Station that is less than a mile distant. The area is full of historic buildings and surrounded by attractive countryside. The area is well served by bus routes, schools and recreational facilities. Good road links connect to Norwich and also access to London and the ports. The main dwelling is a spacious three bedroom detached house, two with ensuites, and a spacious ground floor which includes three reception rooms and a kitchen/diner. The property sits on a large site of approximately 0.32 acres. The main dwelling is dated and would benefit from updating and modernisation throughout. The site includes a building plot that benefits from planning permission to erect a four bedroom detached dwelling of approximately 175 sm in size. The permission was granted under reference PP-09373593 and details are contained within the legal pack. We are advised that the planning has been implemented. The site and house are sold with full vacant possession.

ACCOMMODATION

Entrance Hall, Bathroom, Three Reception Rooms, Study, Kitchen/Diner, Utility, First Floor Landing, Three Bedrooms, Two with Ensuites, Bathroom.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

South Norfolk
Council Tax Band
EPC rating: C

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS

Whittley Parish, 4-6 Market Street, Diss IP22
4JZ 01379 640808



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN