



## 31 Victory Court, Diss

Guide Price £160,000 - £165,000



# 31 Victory Court

## Diss, Diss

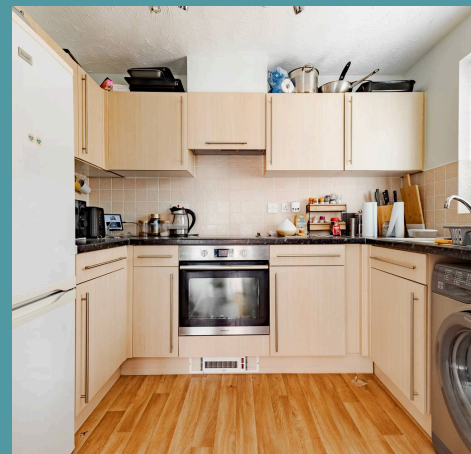
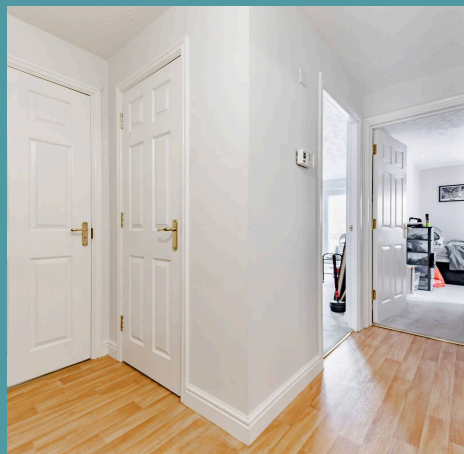
Victory Court is a well-regarded residential development offering convenience and accessibility. This two-bedroom ground floor flat is ideally positioned just a short walk from Diss mainline railway station and the town centre, providing excellent transport links and easy access to local amenities. Featuring two double bedrooms, including a master with en-suite, a modern living space with a bright, spacious living room, and a well-equipped kitchen, this property is an ideal choice for first-time buyers, downsizers, or investors. With its allocated parking, communal garden, and low-maintenance living, this property offers a fantastic opportunity in a highly desirable location.

### Location

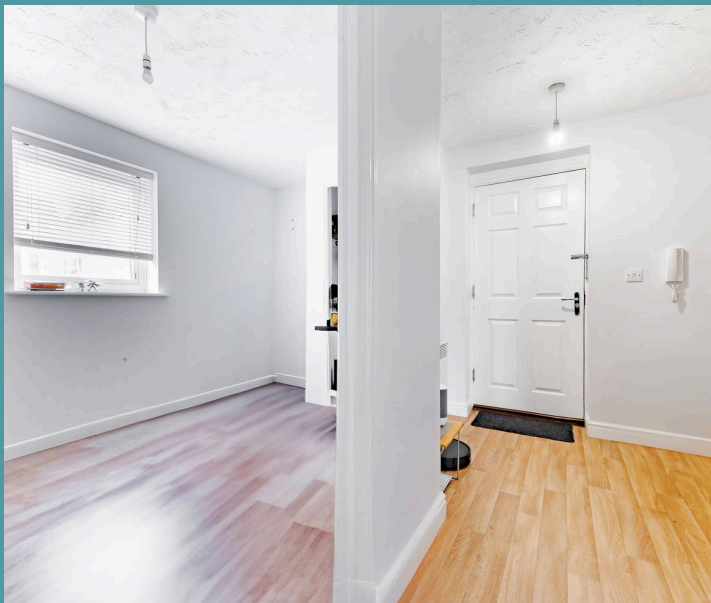
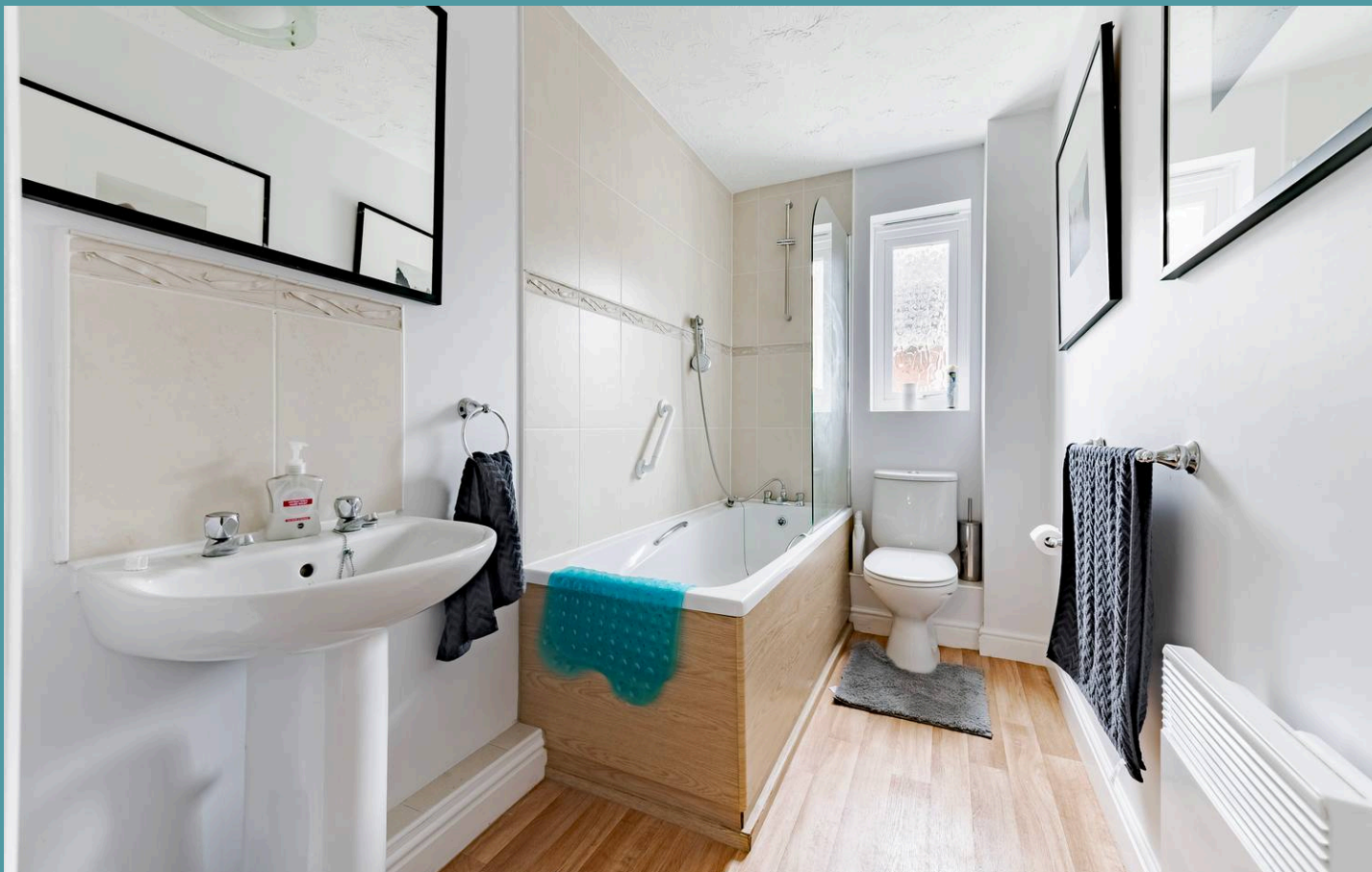
Victory Court is a well-regarded residential development conveniently situated just a short walk from Diss town centre and Diss mainline railway station, which offers regular direct services to Norwich, Ipswich, and London Liverpool Street. The development enjoys a peaceful yet highly accessible setting, ideal for those seeking easy access to local amenities and transport links.

Diss is a thriving market town known for its charming mix of independent shops, cafés, restaurants, supermarkets, and leisure facilities. The town also offers excellent healthcare services, reputable schools, and beautiful green spaces, including the historic Diss Mere and the surrounding countryside. Road links are strong, with easy access to the A140, connecting Norwich and Ipswich, and the wider A14 and A11 networks.

Victory Court provides an ideal base for commuters, first-time buyers, downsizers, or investors, combining the benefits of town-centre living with a quieter residential atmosphere.







## 31 Victory Court

Diss, Diss

Conveniently located just five minutes from Diss mainline station and within easy reach of the town centre, this well-presented two-bedroom ground floor flat offers an ideal combination of comfort, style, and practicality.

The property comprises two double bedrooms, both featuring built-in wardrobes, with the principal bedroom benefiting from an en-suite shower room. There is also a contemporary family bathroom fitted with a bath, shower, W/C, and electric heater.

The spacious, light-filled living room enjoys French-style UPVC doors leading directly to the communal garden, a side window for additional natural light. The modern fitted kitchen offers a range of storage units, an integrated oven and hob with extractor fan, and space for a fridge-freezer and washing machine.

Externally, residents have access to an enclosed communal garden, complete with a lawn, washing lines, a shed, and bike storage facilities. The property also benefits from an allocated parking space along with visitor parking.

A superb, low-maintenance home in a sought-after and well-connected location — perfect for first-time buyers, downsizers, or buy-to-let investors. Early viewing is highly recommended.

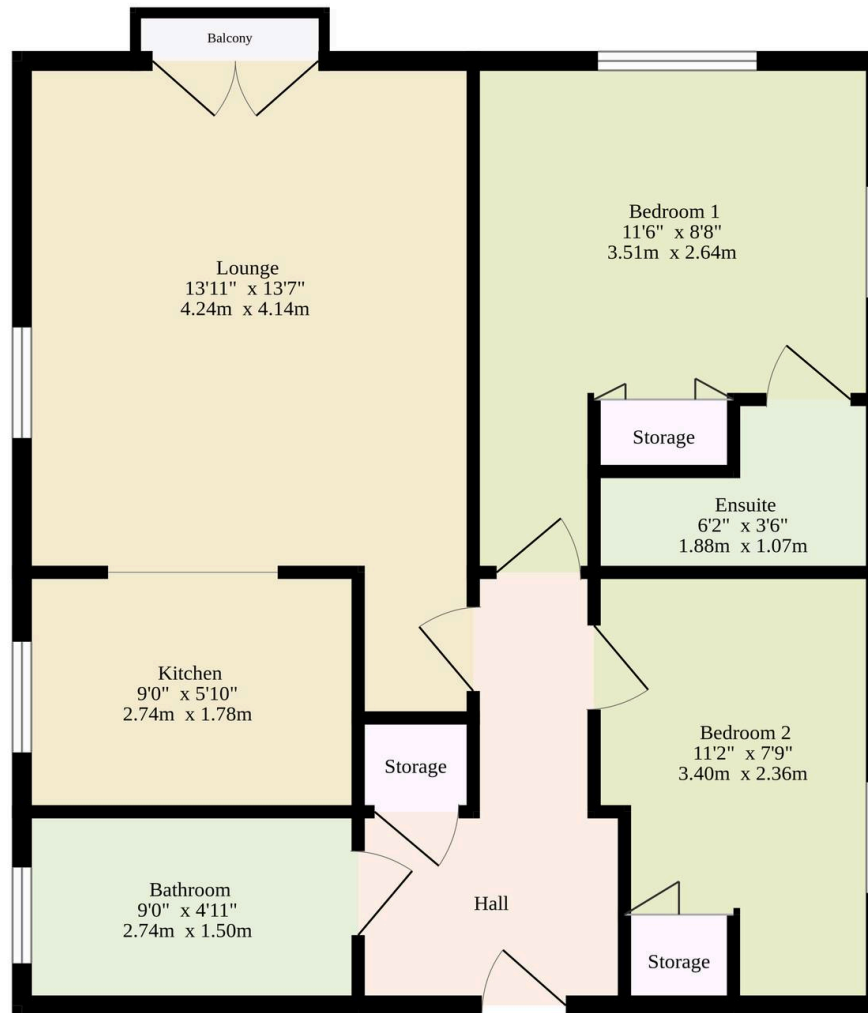
### Agents Note

We understand the property will be sold leasehold, connected to all mains services (excluding gas).

Lease length 100 years +

£150 per month for ground rent and maintenance.

577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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