

## 11 Viscount Close, Diss

£230,000 Freehold

A fantastic first-time buy or investment opportunity, this smartly presented two-bedroom home in Viscount Close combines a well-designed layout with a great location. Just minutes from Diss train station and under a mile from the town centre, it's ideally placed for commuting and local convenience. The spacious living/dining area opens onto a private, low-maintenance garden, while upstairs offers two well-sized bedrooms with built-in storage and a modern bathroom. The property also has its own private allocated parking space at the rear via the rear garden gate. Nearby supermarkets, schools, and nature trails add extra appeal for a variety of buyers. With everything close at hand, this property ticks all the right boxes for easy, everyday living.



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**The Location**

Viscount Close, Diss, IP22 is situated in a peaceful residential area, providing easy access to a variety of local amenities and essential services. For shopping, both Morrison's and Aldi supermarkets are located within a mile, offering a range of groceries and household items.



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The property is also just 1.5 miles from Diss High School, making it a convenient location for families with school-age children. Less than 5 mins walk away, along a footpath that runs alongside the property, you can get access, off Sawmills road, to the Frenze Beck Nature Reserve with lovely circular walks and a short footpath link to the long distance trails, Angles Way and Bouddica Way, offering incredible adventures

Additionally, Diss railway station, offers excellent transport connections with direct train services to Norwich, Ipswich, and London Liverpool Street, making it an ideal location for commuters. The town centre, just over a mile away, features a variety of shops and local businesses, ensuring that residents have everything they need within easy reach.

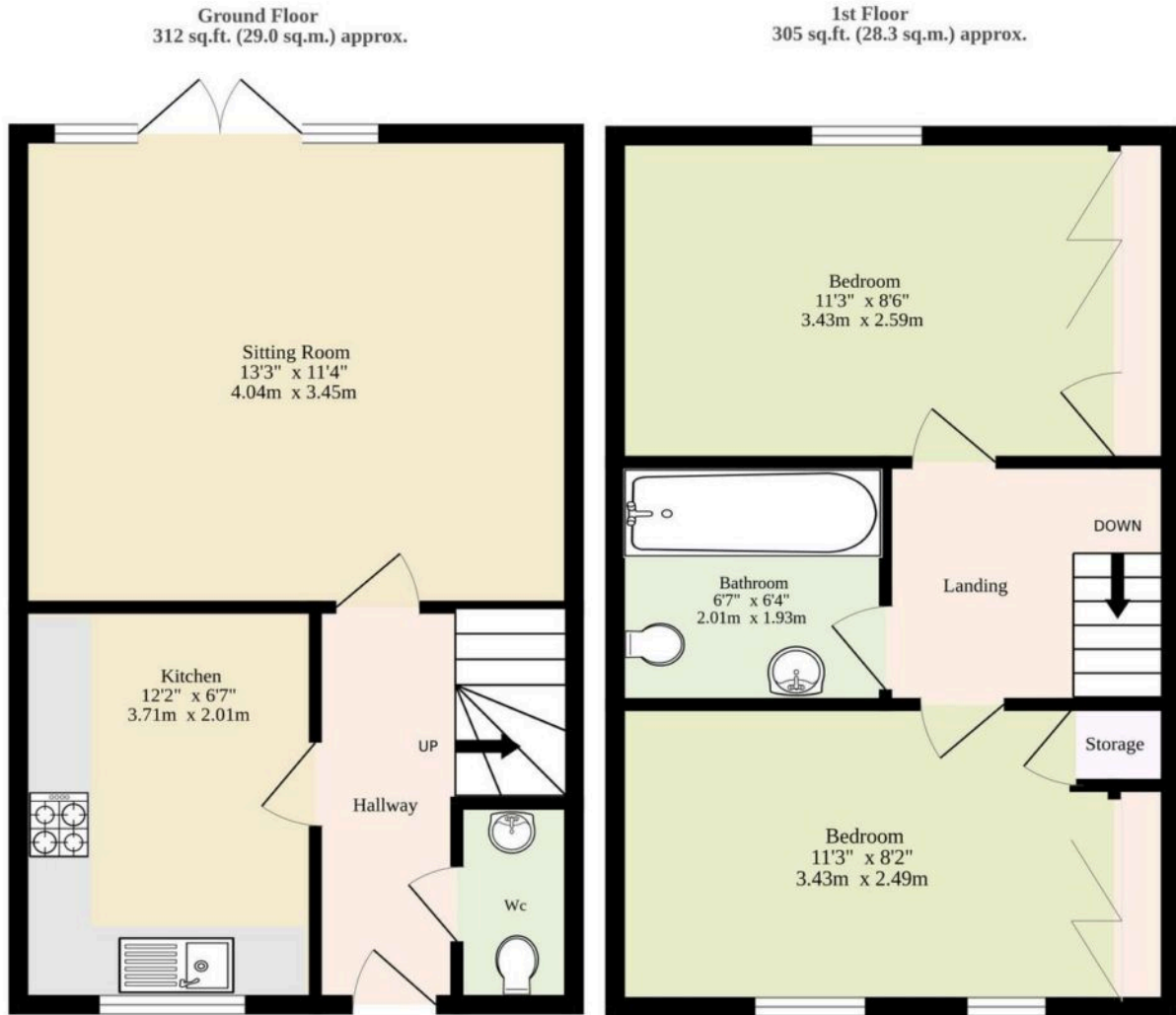
### Viscount Close, Diss

This well-laid-out two-bedroom terraced home offers an excellent opportunity for first-time buyers or investors looking for a property in a convenient town centre location. Just a short stroll from Diss train station and local amenities, the property sits less than a quarter of a mile from the heart of the town, mixing comfort and practicality in a setting that's hard to beat for daily convenience.

The ground floor is thoughtfully arranged, with an inviting entrance hall that flows into an L-shaped kitchen and cloakroom/WC, creating a smooth transition between living spaces. The kitchen provides ample unit storage and







**TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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