



109 Victoria Road, Diss

Diss



Minors & Brady

109 Victoria Road

Diss

A chain-free semi-detached home full of character and just a short walk from the town centre. Featuring timber beams, exposed brickwork, and traditional fireplaces, the property offers two inviting reception rooms, a well-equipped kitchen with French doors, and three double bedrooms. Outside, a private garden with patio, lawn, and summerhouse provides space for relaxation or entertaining, while a shared courtyard offers off-road parking. Perfect for first-time buyers or investors, this home offers style, comfort, and convenience in one appealing package.

- Chain free
- Semi-detached residence positioned just a short distance from the town centre, offering a wide range of essential amenities
- Potential to modernise
- Suitable choice for first-time buyers, those looking for a renovation project or an investor!
- Obtains the properties original character features including timber beams, exposed brick-work and original flooring
- Two reception rooms both accentuated by traditional fireplaces, one with an inset wood burner, inviting relaxation and entertaining
- Kitchen fitted with units, a freestanding oven, a sink/drain, French doors and a separate utility room, ready to personalise
- Three double bedrooms and a family bathroom comprising of a traditional three-piece suite
- A private garden featuring a large patio for seating arrangements, a laid to lawn and a summerhouse





M&B

109 Victoria Road

Diss

Location

Victoria Road is a residential street in the market town of Diss, South Norfolk, situated approximately half a mile from the town centre, making it easy to walk to the town's shops, cafés, and weekly market. Local amenities include small independent retailers alongside larger supermarkets, providing practical everyday convenience. For families, the nearest schools are Diss Infant Academy & Nursery and Diss Church of England Junior Academy, both within a short walk, while Diss High School is around a mile away, accessible by foot or bike.

Transport links are straightforward: Diss railway station is a 10–15 minute walk, offering services to Norwich, Ipswich, and London, and local bus routes connect the town to surrounding villages. The area benefits from nearby green spaces, including The Mere, and easy access to the surrounding countryside, supporting a lifestyle that balances town convenience with opportunities for outdoor recreation.

Agents Notes

Connected to all mains services. Gas combi boiler that is less than 5 years old.

Disclaimers:

This property contains cement render on its exterior surface.

We have been made aware by the owner that a parking space is available with the property. However, we have not been able to verify this information and encourage prospective buyers to look into this with their solicitor before purchasing.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.

M&B



109 Victoria Road

Diss, Diss

This charming semi-detached home, offered chain free, is perfectly positioned just a short stroll from the town centre, placing a wide range of amenities right on your doorstep. Ideal for first-time buyers or investors, the property retains much of its original character, including timber beams, exposed brickwork, and original flooring, offering a warm and inviting atmosphere throughout.

A porch entrance leads into a welcoming entrance hall, connecting two spacious reception rooms. Both rooms are enhanced by traditional fireplaces, with one featuring an inset wood burner, creating the perfect space for relaxation or entertaining guests.

The kitchen is fitted with practical units, a freestanding oven, sink/drain, and French doors opening onto the garden, accompanied by a separate utility room, ready to personalise to your taste.

Upstairs, you will find three double bedrooms and a family bathroom with a classic three-piece suite.

The property's private garden is a real highlight, featuring a large patio ideal for outdoor dining or seating, a laid-to-lawn area, and a summerhouse, providing a versatile space for work, play, or relaxation.

Allocated parking space under the underpass.

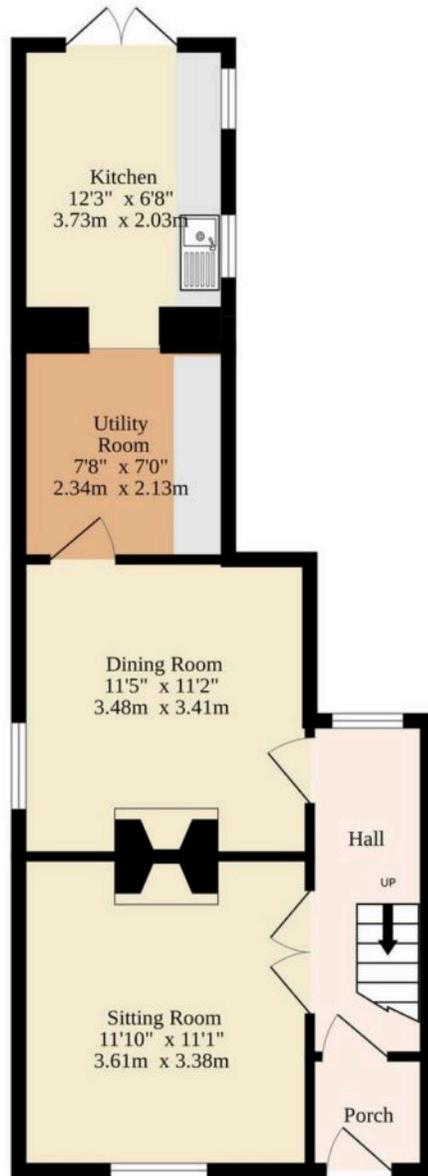
This home combines original character, practical living, and excellent location, making it a rare opportunity for anyone seeking a property with charm and lifestyle appeal close to the heart of town.



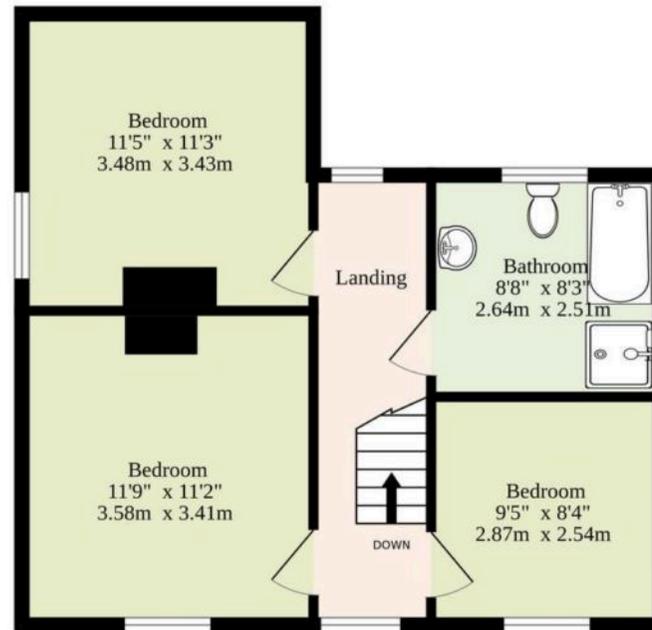
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Ground Floor
486 sq.ft. (45.2 sq.m.) approx.



1st Floor
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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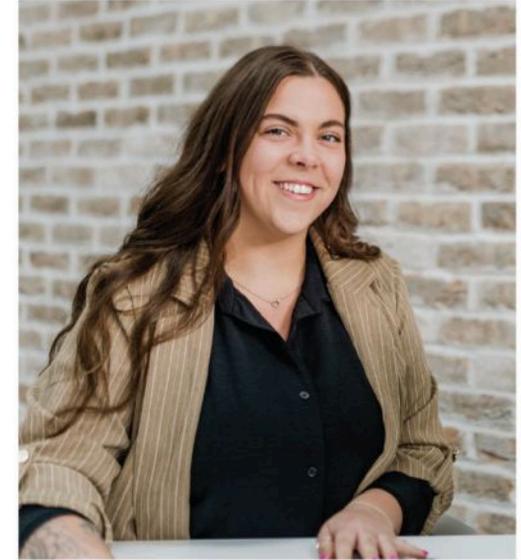
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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