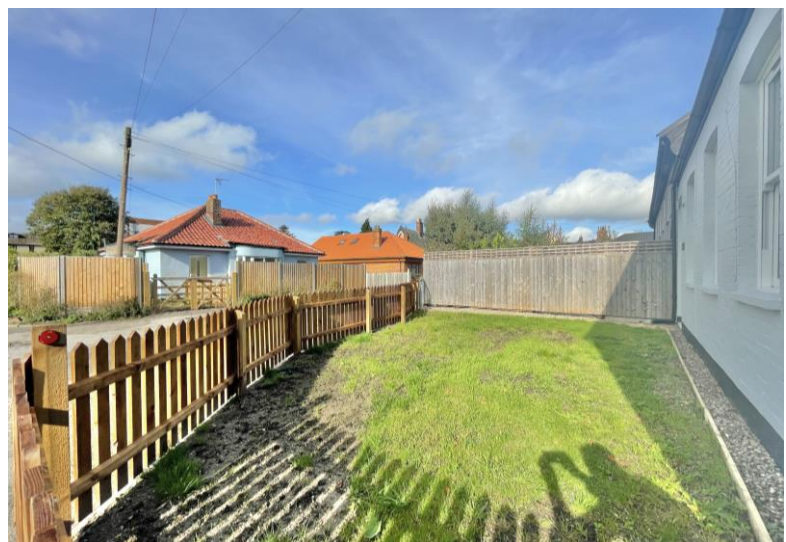




Old School Room  
The Entry  
Diss  
IP22 2NT

Asking price: £229,955





- Unique former school room
- Refurbished throughout
- Open Plan living
- Mezzanine bedroom
- Large sash windows
- Just a short walk from the shops
- Low Energy lighting
- Gas central heating with new combi boiler
- EPC rating: C

### Location

The property is tucked away along The Entry, opposite Diss Church of England Junior School and just a short walk into the busy and thriving Market Place. Diss is a market town on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station (roughly 10 min walk away) lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.





## Property

This former school room is thought to date back to the early 1900s - formerly part of Entry School House, its interesting history has seen the property used as a gym, maternity hospital and latterly a private residence.

A unique, open plan space, with tall vaulted ceiling and exposed apex beams, the property has now been completely transformed, having been refurbished into an impressive, bright single storey dwelling, whilst retaining character which nods to the buildings educational past. The accommodation now totals 915 sq.ft with mezzanine bedroom space overlooking the kitchen / living space. Due to the size and character of the property and being so close to the town centre, The Old School Room has a wide buyer reach, making a great home for singles and couples or holiday home investment.

## Outside

Enclosed picket fence garden to front, laid to lawn with pathway to front entrance. Driveway space to rear leading to paved patio area.

## Services

Mains water, drainage, and electricity connected with gas central heating.

## How to get there:

What3words: [///riding.admit.garlic](https://www.what3words.com/riding.admit.garlic)

## Viewing

by appointment with TW Gaze

**Tenure:** Freehold


**Ref:** 2/19688/RM

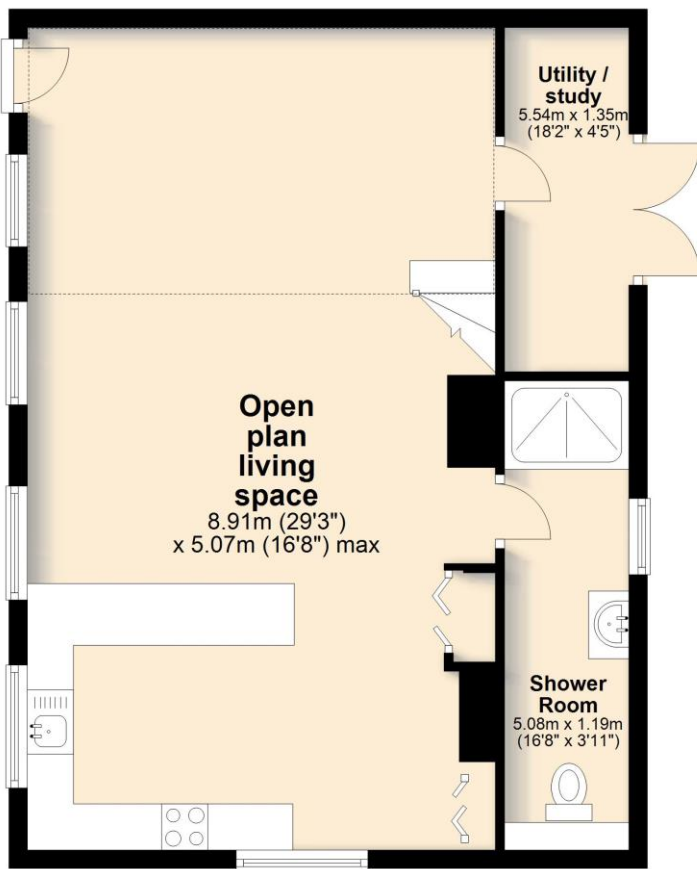
**Important Notice**

TW Gaze for themselves and for their Client give notice that:-

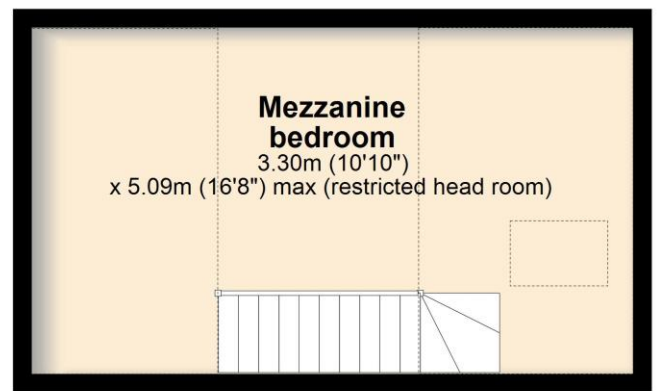
1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**Ground Floor**  
Approx. 60.6 sq. metres (651.9 sq. feet)



**Mezzanine bedroom**  
Approx. 24.5 sq. metres (263.5 sq. feet)

Total area: approx. 85.0 sq. metres (915.3 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**  
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