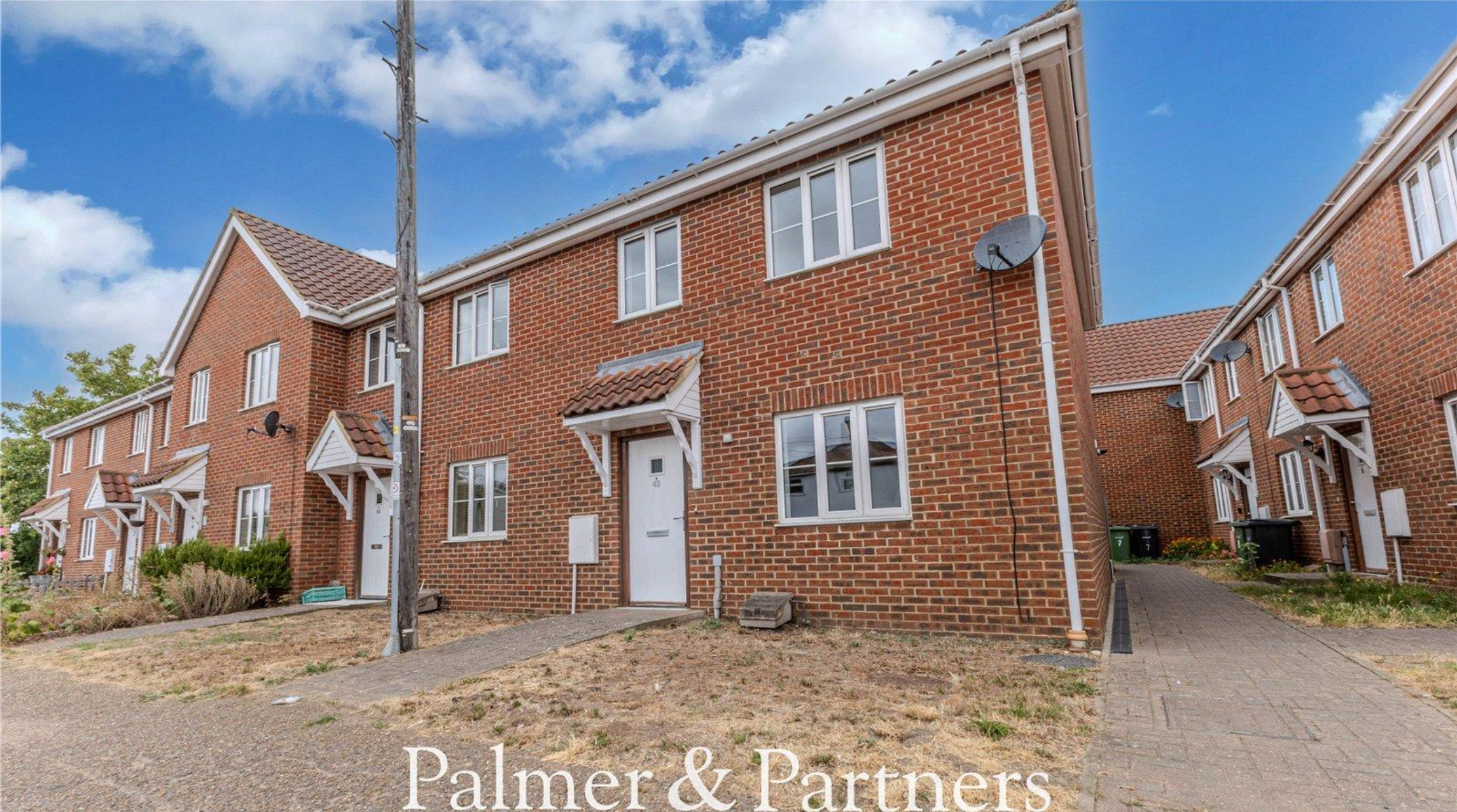




Palmer & Partners



Rose Lane, Diss, Norfolk, IP22 4JF
Guide Price £230,000 to £240,000

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- No Onward Chain
- End Terraced Property
- Three Bedrooms
- Downstairs Cloakroom
- Enclosed Rear Garden
- Allocated Parking Space
- Double Glazing & Gas Central Heating



Being offered to market with no onward chain sits this three-bedroom modern end terrace property which is located within a short distance to the railway station and town. The property benefits from gas central heating, double glazing, enclosed rear garden and allocated parking situated to the rear. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which

comprises living room, downstairs cloakroom, kitchen, three bedrooms and bathroom on the first floor.

Communal Charge £250 per annum

Diss is a small market town located in the county of Norfolk, England. The town is situated on the River Waveney and is surrounded by beautiful countryside. Diss has a rich history dating back to the 10th

century. The town has a number of historic buildings including the 14th century St. Mary's Church and the 16th century Corn Hall. The town has a number of attractions including the Diss Museum and the Mere which is a large lake located in the centre of the town. The Mere is a popular spot for fishing and boating and is surrounded by a number of cafes and restaurants.

Outside - Front: To the front is a lawned area and pathway to the front door.

Front Door: Into:

Living Room: 16'8" x 14'4" (5.08m x 4.37m) Double-glazed window to the front aspect, two radiators, stairs leading off, door through to:

Lobby: Built-in cupboard, door to:

Downstairs cloakroom: Double-glazed window to the rear aspect, WC, hand wash basin and radiator.



Kitchen: 9'6" x 9'5" (2.9m x 2.87m) Double-glazed french doors leading out to the rear garden, fitted with a range of modern eye and base level units and laminate worktops, built-in gas hob, fitted electric oven, extractor, space and plumbing for washing machine and dishwasher, wall mounted gas boiler for the central heating, ceiling inset spotlights and tiled splashbacks.

Landing: Airing cupboard and loft access.

Bedroom: 10'2" x 10'1" (3.1m x 3.07m) Double-glazed window to the rear aspect, built-in cupboard and radiator.

Bedroom: 11'7" x 7'9" (3.53m x 2.36m) Double-glazed window to the front aspect, built-in cupboard and radiator.

Bedroom: 8'7" x 7'9" (2.62m x 2.36m) Double-glazed window to the front aspect and radiator.

Bathroom: 6'4" x 6'2" (1.93m x 1.88m) Double-glazed window to the rear aspect, three-piece suite comprising bath with shower attachment, WC, hand

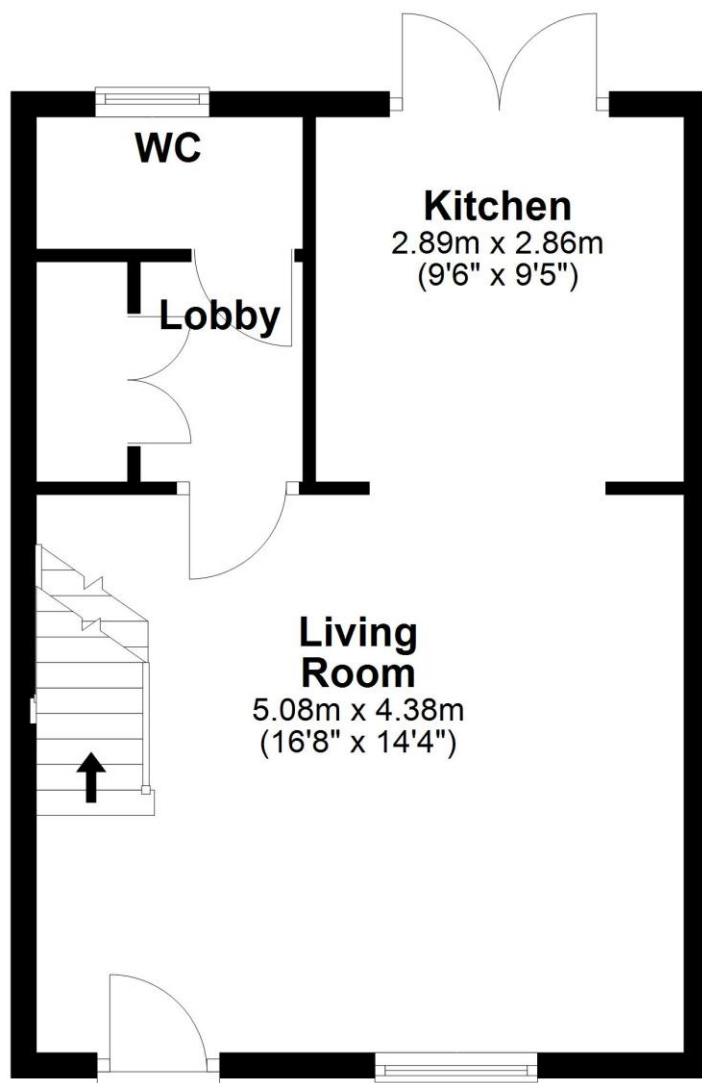


wash basin, part tiled walls and radiator.

Outside - Rear: The rear garden is enclosed by panel fencing; there is a patio area and lawned area and side gate with passageway leading to the allocated parking space at the rear.

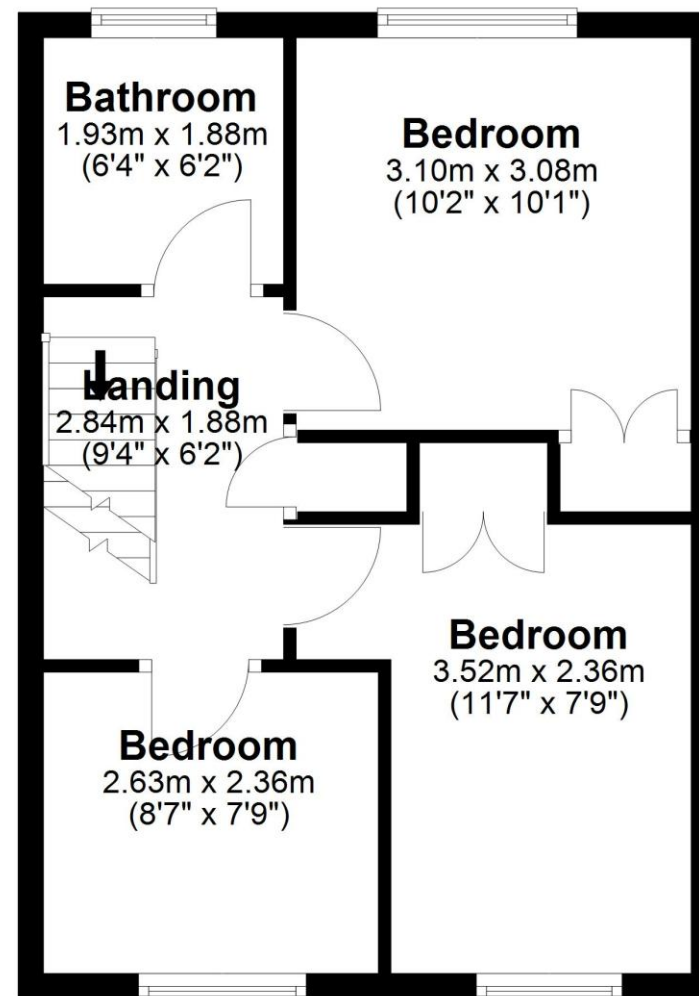
Ground Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



Total area: approx. 74.6 sq. metres (803.1 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: C



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

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