



Bury Road, Wattisfield, Diss, Suffolk, IP22 1NW

**MARK · EWIN**  
BURY ST EDMUNDS



Bury Road, Wattisfield, Diss, Suffolk,  
IP22 1NW

A three-bedroom semi-detached property in the village of Wattisfield benefitting from a garage and off-road parking.

The accommodation comprises, on the ground floor of an entrance hall, sitting Room, conservatory, modern fitted kitchen, dining room and family bathroom. On the first floor there are three bedrooms and a cloakroom.

Outside, the property offers ample parking to the front and a single garage. The rear garden is mainly laid to lawn with a patio area and is enclosed by hedging.

#### Additional Information:

Tenure: Freehold

Mobile Coverage: EE, Three, O2 and Vodafone are listed as 'limited' in this area.

Broadband: Standard and Superfast are available in this area.

Services: Mains Electric, Water and Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



#### Directions

Travelling north east along the A134 heading towards Diss, pass through the village of Stanton continuing along the A134 to the village of Wattisfield. The property can be found on the right hand side just before the cross roads.

#### Location

The village of Wattisfield is situated under two miles from the well-served village of Walsham le Willows which provides a primary school, butchers, public houses as well as a family sports club. Similarly, nearby Diss (9 miles) also offers a range of shopping and recreational facilities.



## Accommodation:

Entrance Hall 6' 2" x 3' 9" (1.88m x 1.14m)

Sitting Room 11' 11" x 16' 0" (3.64m reducing to 2.93m x 4.87m)

Kitchen/Dining Room 14' 6" x 10' 1" (4.43m reducing to 3.24m x 3.07m)

Lobby 6' 2" x 3' 4" (1.89m x 1.02m)

Bathroom 6' 8" x 5' 10" (2.02m x 1.78m)

Conservatory 11' 8" x 9' 8" (3.56m x 2.94m)

Landing 8' 11" x 6' 0" (2.72m x 1.84m)

First Floor WC 2' 11" x 5' 5" (0.89m x 1.64m)

Bedroom One 13' 1" x 9' 5" (3.99m reducing to 2.62m x 2.88m)

Bedroom Two 12' 4" x 6' 9" (3.76m reducing to 3.66m x 2.07m)

Bedroom Three 9' 1" x 8' 8" (2.78m x 2.64m)

Front & Rear Garden

Driveway & Garage

## Additional Information:

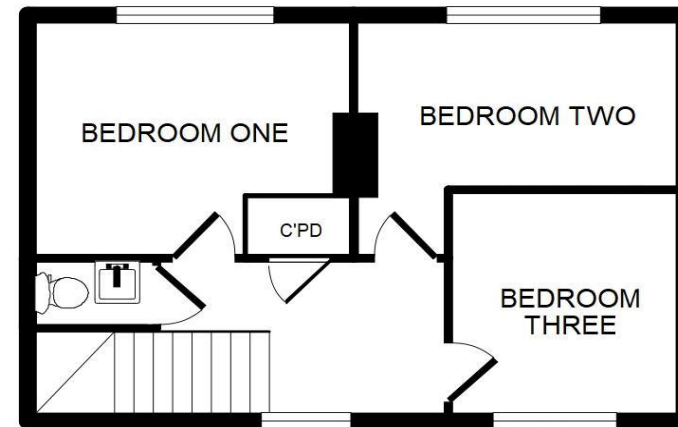
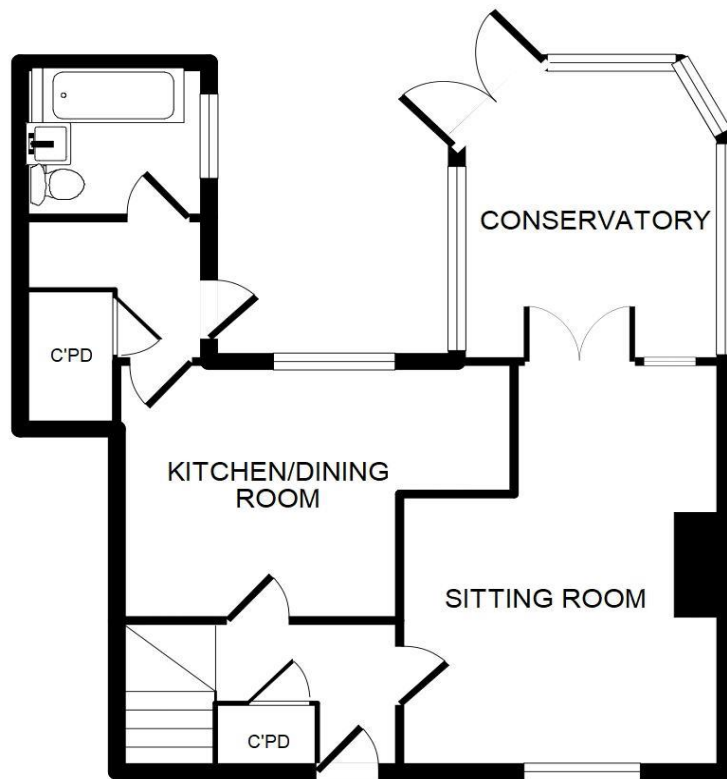
Council Tax Band: B

EPC Rating: E

Tenure: Freehold

Guide Price £280,000  
Freehold





For identification only. (Not to scale)  
(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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