



14 Waveney Road
Diss
Norfolk
IP22 4JQ

Guide Price: £169,950





- One bedroom modern mid terrace house
- Off road parking
- Bedroom with built in wardrobes and drawers
- Shower room with storage
- Enclosed rear garden
- No onward chain

Location

Diss is a thriving 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 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

A one-bedroom modern mid terrace property situated on the edge of town. The property offers compact accommodation comprising of fitted kitchen and large sitting/dining room with patio doors onto the enclosed rear garden downstairs. Upstairs comprises of a shower room with large cupboard housing the water cylinder and additional shelving. The double bedroom benefits from a good range of built in wardrobes and drawer space.

Outside

The house is mid terrace with off road parking in front of the property and a storage shed with power. The rear garden has a small paved patio area, a newly turfed lawn and garden shed.

Services

Mains electricity, water and drainage are connected, heating is via night storage heaters.

Directions

Waveney Road is off Victoria Road (A1066) on the left after the railway bridge when heading into Diss.

Viewing


Strictly by appointment with TW Gaze

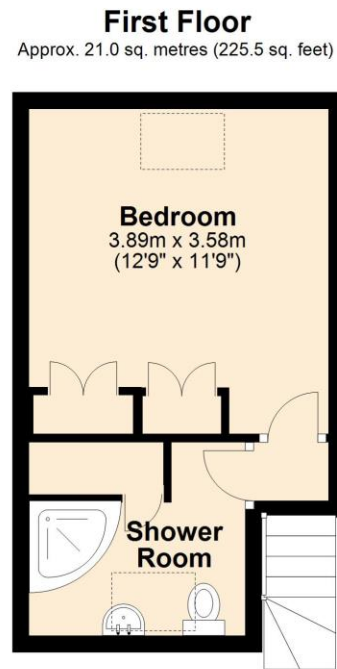
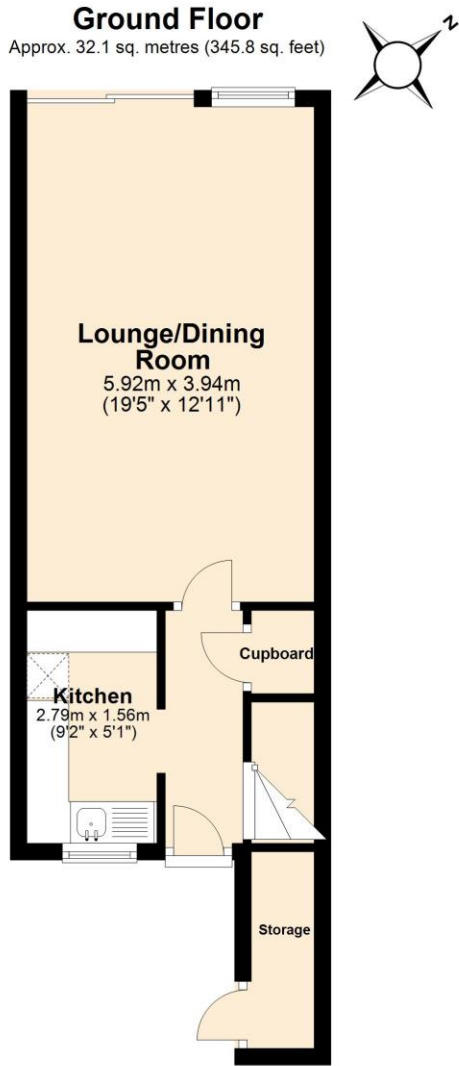
Freehold

Council Tax Band :A

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.
 2. Prospective purchasers and lessees ought to seek their own professional advice.
 3. 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.
 4. 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.
 5. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
 6. It should not be assumed that the property has all necessary planning, building regulation or other consents.
 7. TW Gaze have not tested any service, equipment or facilities.
 8. 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) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



Total area: approx. 53.1 sq. metres (571.3 sq. feet)

For illustrative purposes only. NOT TO SCALE.
 This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.