



33 Tudor Avenue  
Roydon  
Diss  
IP22 5SQ

Guide Price: £285,000  
NO ONWARD CHAIN





- Tucked away position
- Three bedrooms
- Single garage and parking
- Family friendly location
- Great first time buyer/ Investor opportunity

### Location

Roydon and has a comforting and peaceful village feel, whilst being only 2 miles from nearby Diss. This South Norfolk border town offers a great range of local businesses, shops, cafes, restaurant as well as supermarkets, primary and secondary schooling options, as well as useful transport links via rail into Norwich and London Liverpool Street. Diss is centred around the picturesque Mere, which is a focal point of the town and there are some great local nature walks too, with the nearby Lopham Fen and stunning Waveney Valley just a short distance way.





**Property**

This spacious three bedroom property offers a large reception room leading into the kitchen which is well equipped with enough space for a family dining table. There is a downstairs WC accessed off the entrance hall. Upstairs you will have two double bedrooms and a single bedroom with the addition of a family bathroom all accessed from the central landing.

**Outside**

The property is tucked away in the corner of the cul de sac in a quiet location a single garage to the front and parking to the front. A pedestrian gate to the side leads to the rear garden which is mostly lawn with shrub borders. French doors from the kitchen lead out to a sunny patio area which is large enough for outdoor dining in the Summer months.

**Services**

Mains water and electricity are connected to the property. Gas fired central heating.

**Directions** What three words link:

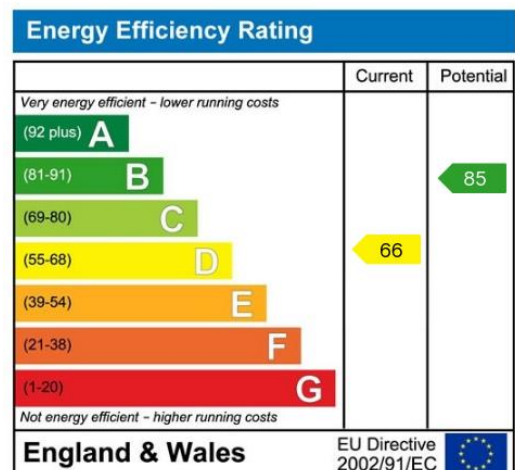
<https://w3w.co/binds.broken.fruits>

**Viewing**

Strictly by appointment with TW Gaze.

Freehold

Ref: 19535/KH



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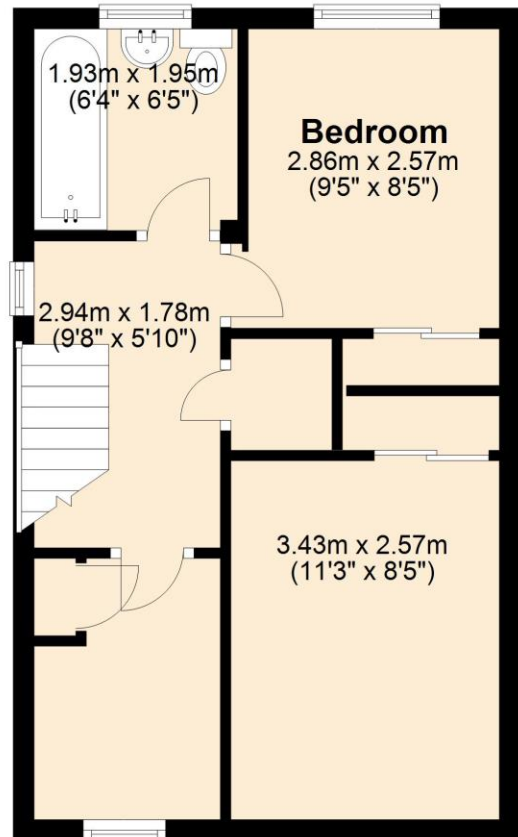
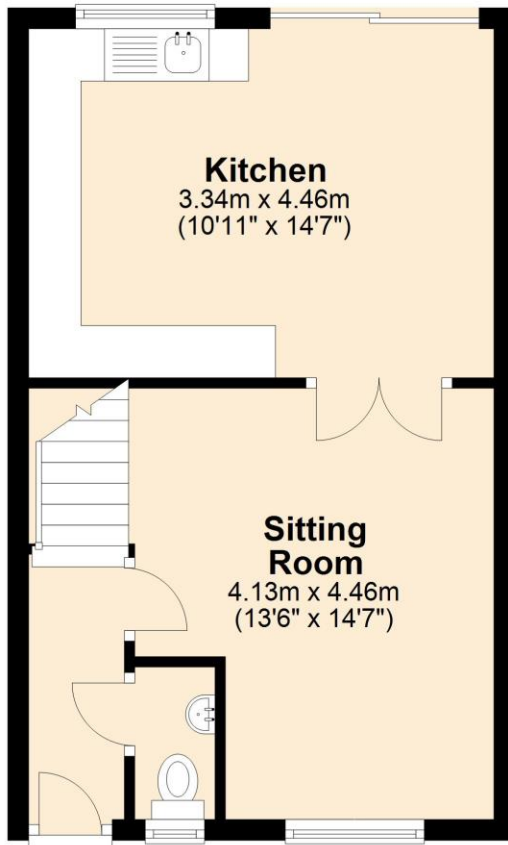
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

## First Floor

Approx. 33.7 sq. metres (362.7 sq. feet)

## Ground Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Total area: approx. 67.4 sq. metres (725.4 sq. feet)

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

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