



67 Sunnyside  
Diss  
IP22 4DS

Guide Price: £345,000





- Detached 2-bedroom bungalow
- Garage and off-road parking
- Double glazed
- Immaculate throughout
- Gas heating
- Conservatory

### Location

Sunnyside is within walking distance to the town centre. Diss is a thriving market town on the Norfolk/Suffolk border with a good number of independent shops and businesses including national supermarkets and health care facilities.

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, the journey to London takes around 90 minutes.





## Property

Detached two-bedroom bungalow with a garage and off-road parking. The property has been extremely well maintained by the vendor who has lived there for a number of years and in that time has had all the windows, kitchen, bathroom and boiler replaced. The conservatory has also been added. The property is in excellent decorative order and is ready to just move in!

## Outside

Garden to the front with off road parking and single garage with rear door into the private rear garden, which is fully fenced with paved patio area around the conservatory, a raised flower bed and further flower beds and veggie patches.

## Services

Mains water, electricity, gas and drainage are connected to the property. A gas fired boiler provides heating to radiators and hot water. A coal effect gas fire is fitted in the sitting room.

## How to get there:

What3words///:farm.waking.witty

## Viewing

Strictly by appointment with TW Gaze

**Tenure:** Freehold

**Council Tax Band:** C


**Ref:**2/19622/KH

**Important Notice**

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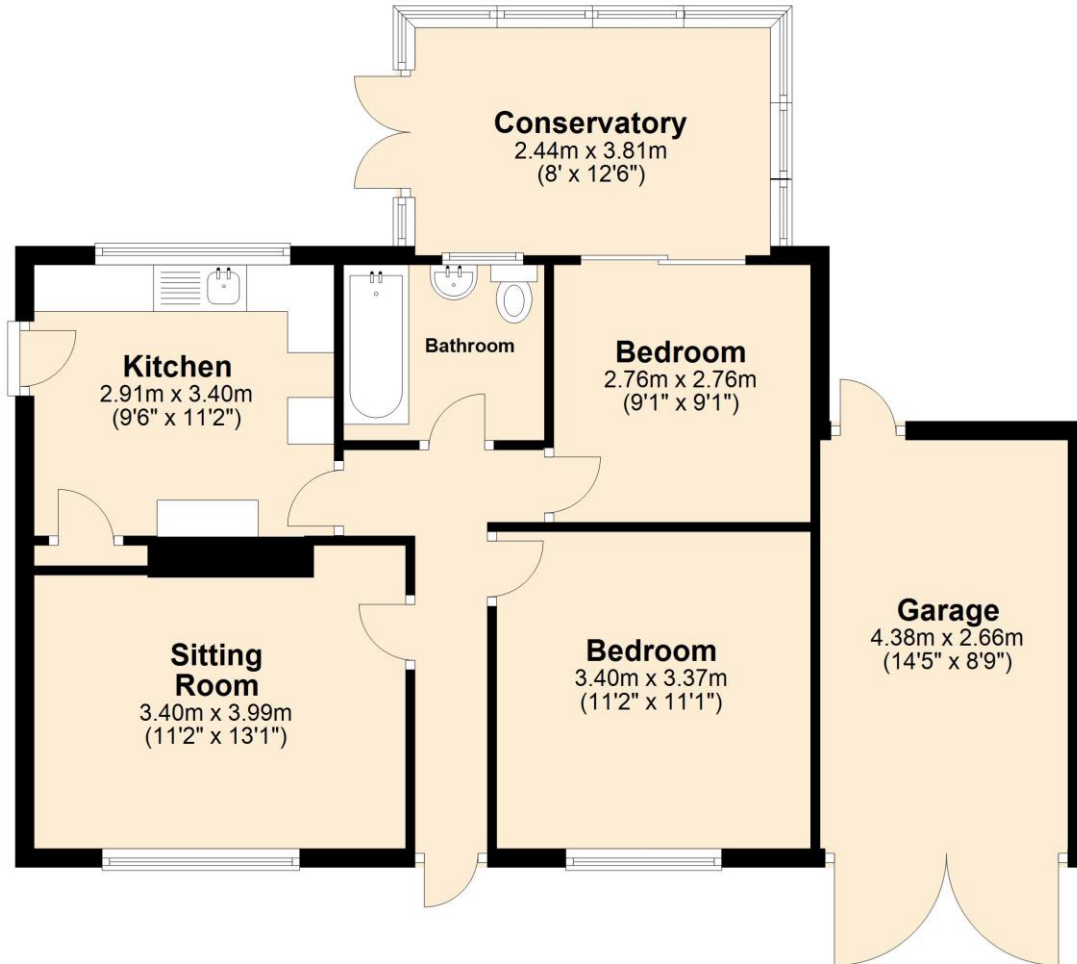
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(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. 74.0 sq. metres (796.3 sq. feet)



Total area: approx. 74.0 sq. metres (796.3 sq. feet)

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