



30 Aldrich Way | Roydon | IP22 4FJ  
£200,000

twgaze

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£200,000

A 2 bed end terrace house with off-road parking, sunny garden and gas central heating in the popular neighbourhood of Roydon. Well maintained and offered for sale with NO ONWARD CHAIN.

- 2 bed house
- gas heating
- Sunny garden with shed
- off road parking
- Walking distance to town
- No onward chain

#### Location

Aldrich Way, Roydon is just over half a mile from the market town of Diss. It has a primary school and filling station with a well-stocked shop for essentials. Diss offers a great range of local businesses, shops, cafes, restaurant as well as supermarkets, primary and secondary schooling options, health care facilities, a





Leisure Centre with pool and useful transport links via rail into Norwich and London Liverpool Street.

#### Property

A 2-bed, 1 double room and 1 single room, end terrace house which has been a rental property for many years. It is well maintained and services are up to date with current legislation. The property is double glazed throughout. The kitchen features a range of floor and wall units and built in electric cooker and hob.

#### Outside

Off road parking to the side of the property and a sunny back garden with patio area and garden shed. The property is currently vacant and is offered with no onward chain.

#### Services

Mains water, drainage, electricity and gas are connected to the property. Gas heating to radiators.

#### How to get there

What3words:///warmers.maddening.infringe

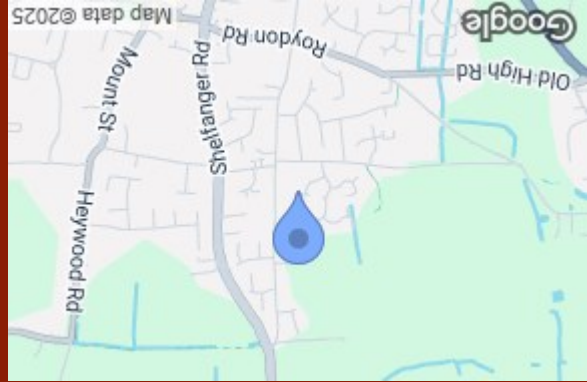
#### Viewing

Strictly by appointment with TW Gaze

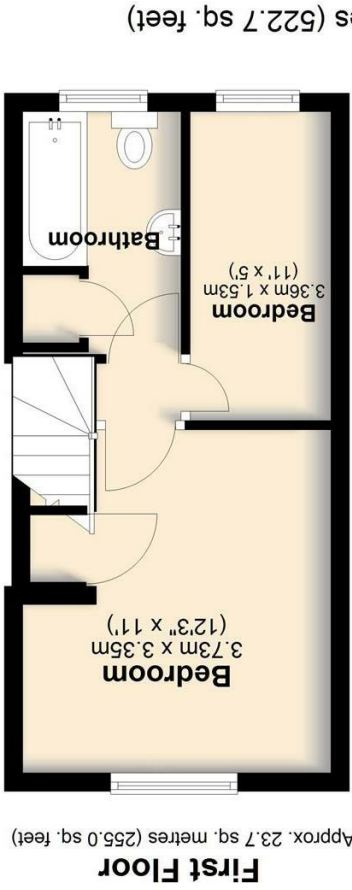
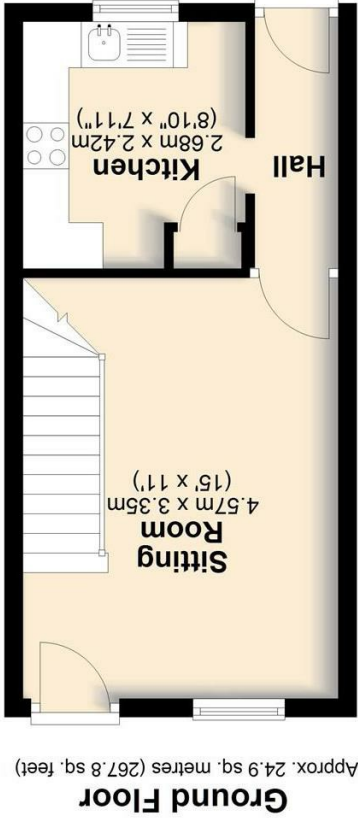
#### Freehold

Council Tax Band : B

Ref: 2/19845/CC



Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
A	71
B	71
C	71
D	71
E	71
F	71
G	71
Very energy efficient - lower running costs	



Total area: approx. 48.6 sq. metres (522.7 sq. feet)

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