



2 Back Hills
Diss, IP22 1DW
Offers In Excess Of £250,000

shires
residential

An attractive semi detached cottage nestled in a tucked away setting in this well served village including enclosed garden and parking for two cars. The property includes a number of period style features including exposed beams and timbers brick fireplace and wood burning stove.

The accommodation comprises part glazed UPVC door

Sitting Room

featuring a brick fireplace and a wood burning stove, updated staircase to first floor and strap and latch door to:

Kitchen/Dining Room

with a range of fitted cabinets and ample space for dining table with double doors to garden

First Floor Landing

with strap and latch style doors to the Bedrooms & Bathroom

Bedroom One

a dual aspect room

Bedroom Two

with exposed timbers

Bedroom Three

with exposed timbers and a chimney flue

Bathroom

Bathroom with three piece white suite including shower over the bath

Outside

The property is set back and approached via a lane leading to driveway with concrete hard standing for two cars. There is a gate leading to the enclosed garden with paved patio area and lawn with pergola and raised ornamental fish pond with two stores.

Botesdale:

The recently bypassed and adjoining villages of Rickingham and Botesdale lie about 14 miles to the north east of Bury St. Edmunds. The market town of Diss is about 7 miles away where there are good everyday amenities and an Inter City railway service to London's Liverpool Street. Local village facilities include shops, Co-Op, Takeaways, Post Office, Primary School, Health Centre, Garage and Public Houses.

Local Authority & Council Tax Band:

Mid Suffolk District Council. Council Tax Band B

Services:

Mains services are connected including water, electricity and drainage. Heating by Electric Night Storage Heaters.





Tenure:

For sale FREEHOLD with vacant possession upon completion.

What 3 Words Location

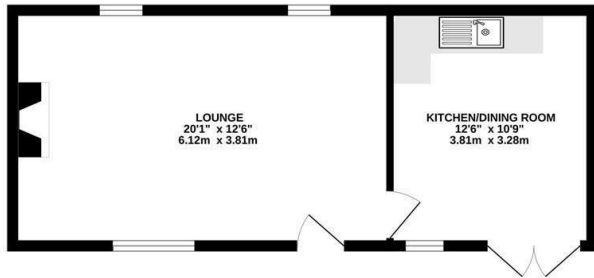
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Anti-Money Laundering Regulations

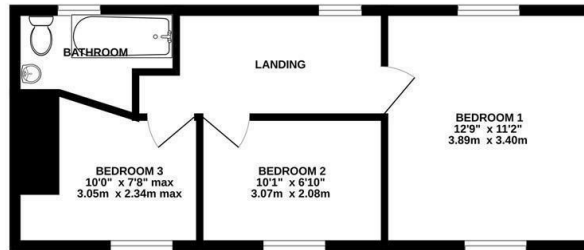
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	