

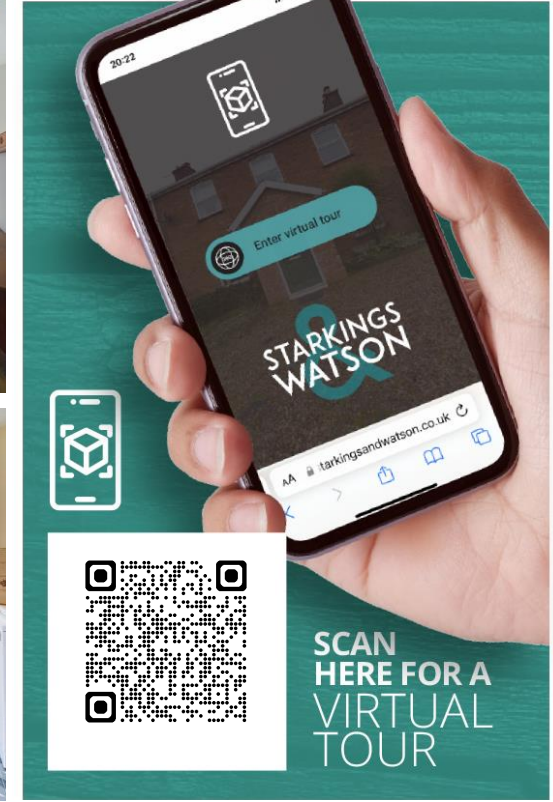
CLEMENT GARDENS

Diss IP22 4JW

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



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- Link-Detached Chalet & Garage
- Great Access For Town & Train Station
- Main Front Reception Room
- Separate Kitchen
- Three Bedrooms Over Two Floors
- Bathroom & W.C
- Front & Rear Gardens
- Gas Fired Central Heating & uPVC Double Glazing

IN SUMMARY

Located on a SMALL CUL-DE-SAC just off VICTORIA ROAD in the heart of DISS, this property offers easy access for the town centre and train station. Internally offering an entrance hallway, GENEROUS MAIN RECEPTION ROOM with doors onto the front garden and a fireplace, as well as stairs to the first floor landing, inner hallway with family bathroom, BEDROOM/RECEPTION ROOM and SEPARATE KITCHEN. On the first floor you will find TWO DOUBLE BEDROOMS and a W.C. Externally there are private front gardens with a brick wall enclosing, as well as generous and private REAR GARDENS. In addition you will find a single garage to the front. The property offers GAS FIRED CENTRAL HEATING and uPVC double glazing.

SETTING THE SCENE

The property is approached via a semi-shared pathway with the adjoining property. There is gated access to the side, leading to the private front garden and the main entrance door, which leads to the

entrance lobby.

THE GRAND TOUR

Entering the main entrance door into the entrance porch you will find access to the rear garden and a door to the main reception room. The main reception offers a fireplace, doors leading out onto the front garden and stairs to the first floor landing. From this room there is access to the inner hallway where you will find a built-in cupboard and the main bathroom. Access is also given to the kitchen and ground floor bedroom/reception overlooking the rear garden - a useful room with flexible options. The kitchen offers a range of built-in units and plenty of space for a range of white goods. The kitchen also gives access to the side and rear garden. Heading up to the first floor landing you will find a useful W.C and then access to two double bedrooms - one overlooking the front and another to the rear, both with built-in storage.

THE GREAT OUTDOORS

You will find private gardens to the front and rear of this property. To the front, accessed from the pathway via a secure gate or internally from the sitting room is an enclosed walled front garden. Mainly paved and shingled for ease of maintenance, the garden offers an array of mature trees and shrubs. A pathway leads around the side of the chalet to the equally private rear garden offering more space than expected. The rear garden is fully paved as well as offering large planting borders.

OUT & ABOUT



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

FIND US

Postcode : IP22 4JW

What3Words : ///professed.taller.registers

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property does not offer any specific off road parking but does have the benefit of a single garage. The initial pathway approach is shared with the adjoining property.

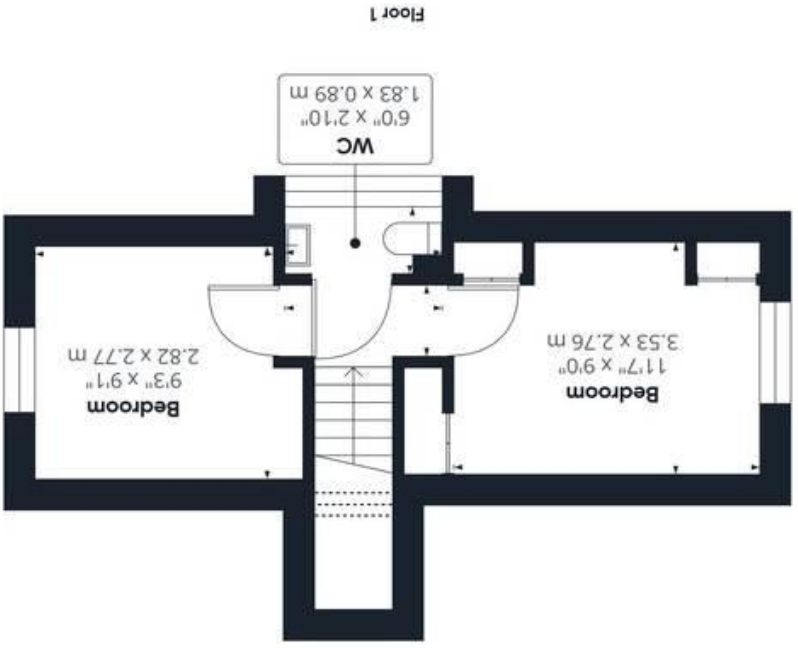
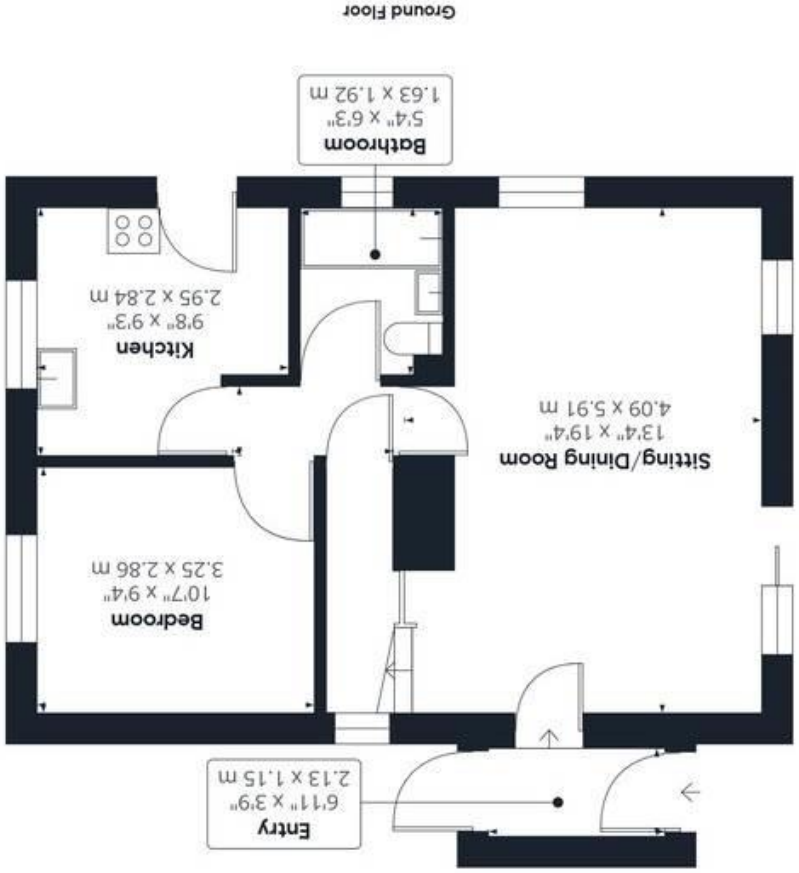
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Price:



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GIRAFFE 360
 standard.
 Calculations are based on RICS JPM5 3C
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 ensure accuracy, all measurements are
 approximate, not to scale. This floor

Reduced headroom:
 Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area^m
 764.24 ft²
 71 m²
 Reduced headroom
 11.95 ft²
 1.11 m²