



3 Spencer Crescent

| Diss | IP22 4UF

Offers over £195,000

Welcome to Spencer Crescent, Diss - a charming end terrace house that could be your next dream home! This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's plenty of space for a small family or guests to stay over. The modern bathroom adds a touch of luxury to this inviting home.

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. Built in 2012, this property is relatively new, ensuring modern amenities and a fresh feel throughout. With 764 sq ft of living space, there's room to personalise and make it your own.

Don't miss the opportunity to make this end terrace house in Spencer Crescent your own slice of paradise. Book a viewing today and step into your future home!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Living Room

14'5" x 13'9"

The well-spaced living room features built-in storage space, carpeted flooring and double French doors that exits to the back of the property. There is ample space here for a dining area if required.

Kitchen

8'5" x 6'8"

The snug well equipped kitchen is fitted with storage cupboards with black marble counter tops and built-in utilities, including an oven, hob and extractor fan. It also features a good-sized front facing window.

WC

The convenient ground floor WC has a hand wash basin.

Bedroom 1

13'9" x 10'3"

This double bedroom sits at the front of the property and features two windows overlooking the street at the front, carpeted flooring and built in storage space.

Bedroom 2

12'4" x 6'11"

Bedroom two is a well-sized single and features carpeted flooring and a window overlooking the rear of the property.

Bathroom

6'5" x 5'7"

The bathroom is equipped with toilet, wash hand basin and bath facilities.

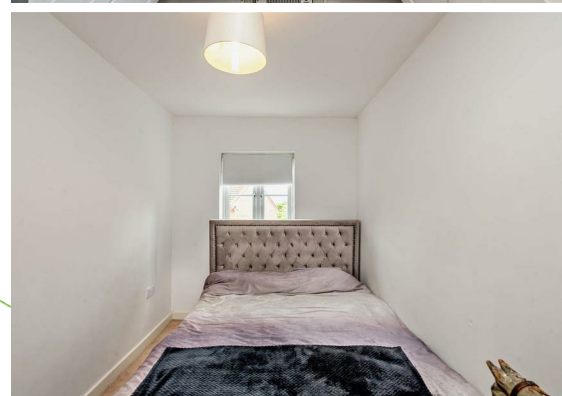
Garden

At the front entrance of the property there is a small patch of shrubbery and brick paving that leads to the front door and driveway at the side of the house. The front door has a tiled overhang. The enclosed back garden offers blocked paving over the entire

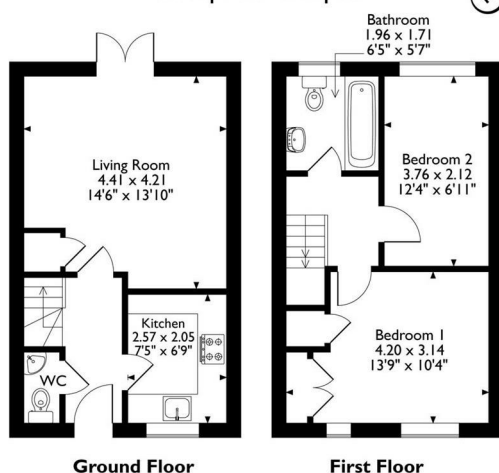
area and is also accessible from from the front side of the house. The property benefits from well-maintained parks and gardens in the surrounding areas.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



Spencer Crescent, Diss Approximate Gross Internal Area 60 Sq M/646 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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