



Stuston Road, Diss - IP22 4JB

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Stuston Road

Diss

NO CHAIN! Presenting an excellent opportunity to acquire this desirable TWO BEDROOM MODERN MID TERRACE house, this property boasts the advantage of being offered with no chain. Ideal for FIRST TIME BUYERS stepping onto the property ladder or investors seeking a rewarding buy-to-let venture, this home has been recently carpeted and decorated to offer a fresh canvas for its new owners and is presented in excellent order, with a new boiler installed in 2021. The living space features a cosy sitting/dining room that seamlessly opens onto the well-maintained garden to the rear, providing a perfect setting for relaxation or entertaining guests. A separate kitchen to the front ensures functional and convenient meal preparation spaces. There is also a useful ground floor W/C completing the ground floor. Upstairs, TWO AMPLE BEDROOMS await, along with a family bathroom and EN-SUITE SHOWER ROOM to the master for added comfort.



Furthermore, the property benefits from a PRIVATE REAR GARDEN and ALLOCATED PARKING space, completing this delightful home. You will also find uPVC double glazing and GAS FIRED CENTRAL HEATING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Ideal First Time Purchase Or Buy To Let
- Newly Carpeted & Decorated
- Separate Kitchen
- Sitting/Dining Room Opening Onto The Garden
- Two Ample Bedrooms
- Family Bathroom, En-Suite & W/C
- Private Rear Garden & Allocated Parking

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.



SETTING THE SCENE

Approached via the Stuston Road there is a shingled front garden with a pathway leading to the main entrance door. Heading round the back there is a shared parking area which provides one allocated parking space off road to the rear of the house.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is an entrance hallway with newly laid carpet, stairs to the first floor and a useful ground floor W/C. The first room to the left is the kitchen which provides a range of wall and base level units as well as integrated appliances including electric oven, gas hob, extractor fan, dishwasher, washing machine and fridge/freezer whilst the gas fired boiler can also be found wall mounted in the kitchen. The sitting /dining room is found to the rear of the house which has again been newly carpeted with an understairs storage cupboard as well as double doors leading out to the rear garden.

Heading up to the first floor landing you will find a built in airing cupboard as well as loft access. There are two bedrooms and a bathroom off the landing. The main bedroom to the front offers an excellent en-suite shower room with w/c, hand wash basin and shower cubicle. The other bedroom is found to the rear as is the bathroom with a bath, w/c and hand wash basin. Once again you will find all the bedrooms and landing areas have been re-carpeted and decorated.

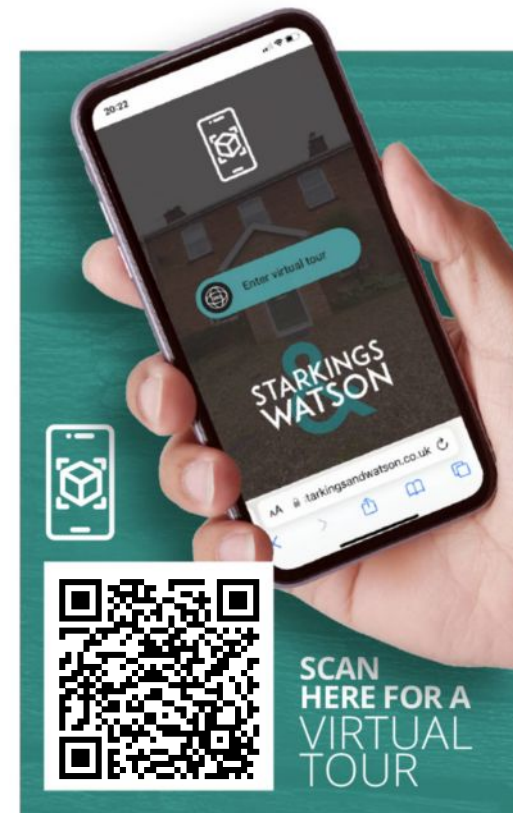
FIND US

Postcode : IP22 4JB

What3Words : ///hungry.mass.momentous

VIRTUAL TOUR

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



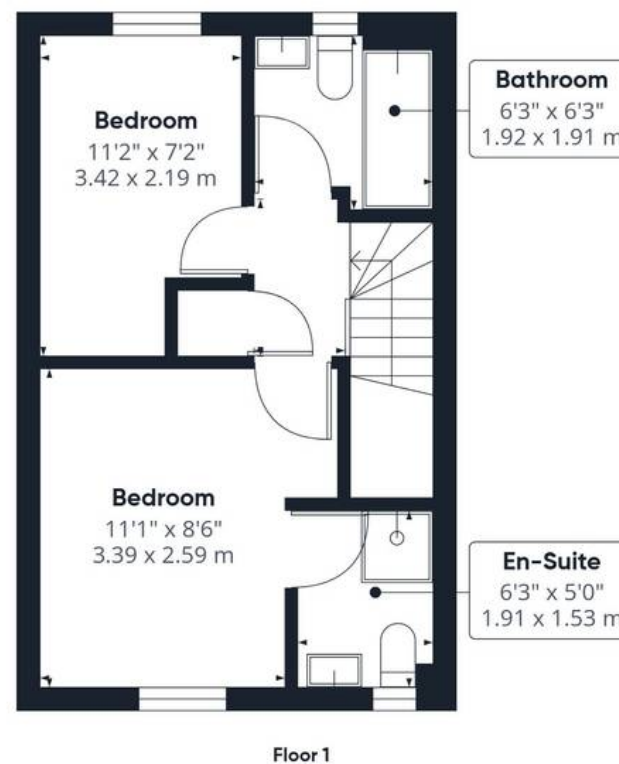
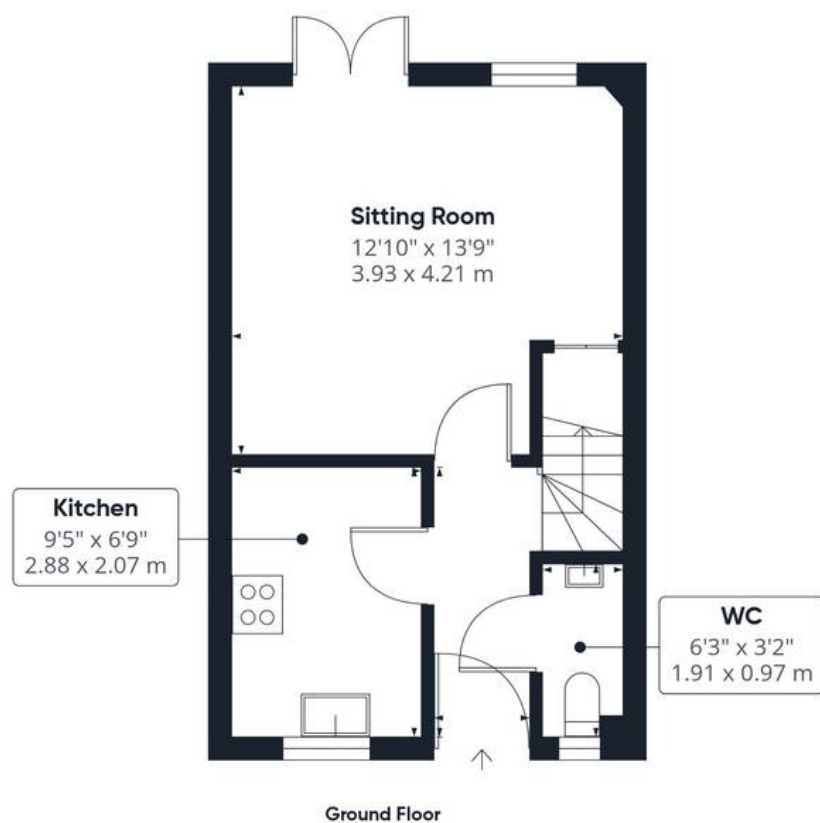




THE GREAT OUTDOORS

The private and enclosed rear garden offers a paved patio ideal for outside dining which in turn leads onto the lawned area beyond with a timber garden shed. The garden is enclosed with timber fencing and a gate to the rear leads onto the communal parking area where you will find one allocated space off road.





Approximate total area⁽¹⁾
575 ft²
53.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.