



**Bartrums Mews, Diss IP22 4RL**

**welcome to**

## **Bartrums Mews, Diss**

**\*\*PERFECT FIRST TIME BUYER OR INVESTMENT OPPORTUNITY!\*\*** Within a short walking distance of Diss town centre is this ground floor flat which benefits from a large living room/diner, kitchen, two decent sized bedrooms and a family bathroom.

### **Location**

Bartrums Mews is just 0.4 miles from the Diss town centre. The town itself a well-served Norfolk market town with 3 supermarkets, post office, banks and a range of local shops with a weekly Friday market. The town itself is located part way between Norwich, Ipswich and Bury St Edmunds making this perfect for road commuting and has a main line rail link to London in just (circa) 90 minutes.

### **Accommodation**

#### **Entrance Hall**

Front door into hallway with a built-in cupboard hosting a gas boiler and electric metre. With access to bathroom, kitchen, lounge/diner and both bedrooms. Offers a radiator, telephone point with intercom telephone and vinyl flooring.

#### **Lounge/ Diner**

13' 3" x 14' 6" ( 4.04m x 4.42m )  
Dual aspect double glazed windows, two radiators, wood effect vinyl flooring, tv and telephone points. Open to;

#### **Kitchen**

9' 4" x 6' 5" ( 2.84m x 1.96m )  
Side aspect double glazed window. Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, integrated electric oven and gas hob with an extractor fan, radiator, large pantry cupboard, spaces for under counter fridge and washing machine.

#### **Bedroom One**

10' 8" x 10' 6" ( 3.25m x 3.20m )  
Dual aspect double glazed windows, carpet, radiator and built in double wardrobe.

#### **Bedroom Two**

9' 8" x 6' 8" ( 2.95m x 2.03m )  
Side aspect double glazed window, radiator and carpet.

#### **Bathroom**

Panelled bath with electric shower over and glass shower screen, low level flush wc, wash hand basin, part tiled walls, extractor fan and vinyl flooring.





### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Gas Central Heating

### **Council Tax Band: A**

### **Agents Note**

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies".



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## Bartrums Mews, Diss

- Well Presented Ground Floor Flat
- Large Lounge/ Diner
- Two Decent Sized Bedrooms
- Family Bathroom
- One Allocated Parking Space
- Walking Distance To Diss Town Centre & Train Station
- Benefits From Gas Central Heating
- Brilliant For First Time Buyers Or Investors

Tenure: Leasehold EPC Rating: C

**£155,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:  
DSS109910 - 0004

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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