



Hillcrest Court, Pulham Market Diss IP21 4YJ

welcome to

Hillcrest Court, Pulham Market Diss

****OFFERED WITH NO ONWARD CHAIN**** Situated in PULHAM MARKET between Diss and Long Stratton, offering fantastic access to Norwich. This FIRST FLOOR two bedroom apartment offers plenty of space throughout and ample off road parking.

Location

Pulham Market, together with Pulham St Mary, offers a range of amenities including shops, post office and primary school. Harleston is 2.5 miles and Diss is 9 miles away and offers a much wider array of day-to-day amenities and recreational facilities including many shops, supermarkets, schools, health facilities, sports facilities, regular bus service and the main line railway station to London and Norwich.

Accommodation

Entrance Staircase

Archway to flight of stairs from communal area to front door.

Entrance Hall

Wooden front door, three rear aspect single glazed windows, airing cupboard housing water cylinder, carpet and doors to;

Lounge/ Diner

16' 6" x 11' 2" (5.03m x 3.40m)
Front aspect single glazed window, electric panel heater, carpet, tv and telephone points.

Kitchen

7' 3" Plus Recess x 6' 3" (2.21m Plus Recess x 1.91m)
Front aspect single glazed window. Fitted kitchen with wall and base units, stainless steel sink and drainer, one and a half bowls, works surfaces, tiled splashback, loft access, spaces for electric cooker, fridge/freezer, washing machine and under counter fridge.

Bedroom One

13' 2" x 7' 7" Less Recess (4.01m x 2.31m Less Recess)
Front aspect single glazed window, electric panel heater and carpet.





Bedroom Two

13' 2" x 8' 10" (4.01m x 2.69m)

Front aspect single glazed window, electric panel heater and carpet.

Bathroom

Front aspect single glazed window, panelled bath with electric shower over, WC, hand wash basin with tiled splash back, part tiled walls, extractor fan and shaver point.

Services

Mains Electricity

Mains Water

Mains Drainage

Council Tax Band: A



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Hillcrest Court, Pulham Market Diss

- ****OFFERED WITH NO ONWARD CHAIN****
- First Floor Apartment
- Spacious Lounge/Diner
- Two Decent Sized Bedrooms
- Family Bathroom
- Ample Off Road Parking
- Easy Access to Main Routes
- Overlooks the Communal Grounds

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 199 years from 29 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



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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Property Ref:
DSS110035 - 0003

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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william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk