



Shelfanger Court, DISS IP22 4EN

welcome to

Shelfanger Court, DISS

****OFFERED WITH NO ONWARD CHAIN**** Situated within close proximity to the town centre is this first floor, one bedroom flat benefiting off road parking and double glazed windows and doors. This property would make a fantastic first home or investment property.

Location

Diss is a popular and thriving market town offering a full range of facilities, good links to major roads and mainline train station to Liverpool Street, London and Norwich. The town offers well regarded schooling through to six form level, a modern health centre along with various sporting and leisure amenities. The A140 provides access to Norwich and Ipswich, both around 25 miles away and the A143 links up to the A14 leading to Cambridge and the Midlands beyond. The historic town of Bury St Edmunds lies around 18 miles to the South West.

Accommodation

Entrance Hall

Double glazed entry door, carpet, storage cupboard, doors to;

Shower Room

Tiled shower cubicle, hand wash basin, low level flush w/c, half tiled walls and vinyl flooring, wall mounted fan heater and extractor fan.

Lounge

11' x 9' 7" (3.35m x 2.92m)

Rear aspect double glazed window, wooden effect flooring, electric fire, telephone and tv points. Open to;

Kitchen

6' 6" x 6' 8" (1.98m x 2.03m)

Rear aspect double glazed window. Fitted kitchen with wall and base units, work surfaces, stainless steel sink and drainer, wall mounted boiler, tiled splash back, wooden effect flooring, integrated electric cooker with gas hob and extractor fan, spaces for washing machine and fridge/freezer.

Bedroom

7' 5" x 8' 6" (2.26m x 2.59m)

Front aspect double glazed window and carpet.

Outside

Low maintenance shingled garden and off road parking.





Services

Mains Electricity
Mains Water
Mains Drainage
Mains Gas

Council Tax Band: A



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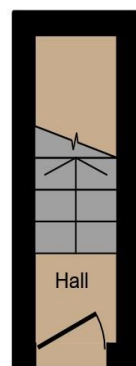
- ****OFFERED WITH NO ONWARD CHAIN****
- First Floor Flat
- Kitchen With Spaces For White Goods
- One Double Bedroom
- Lounge With Feature Fire
- Walking Distance To Town Centre
- Off Road Parking

Tenure: Leasehold EPC Rating: Awaited

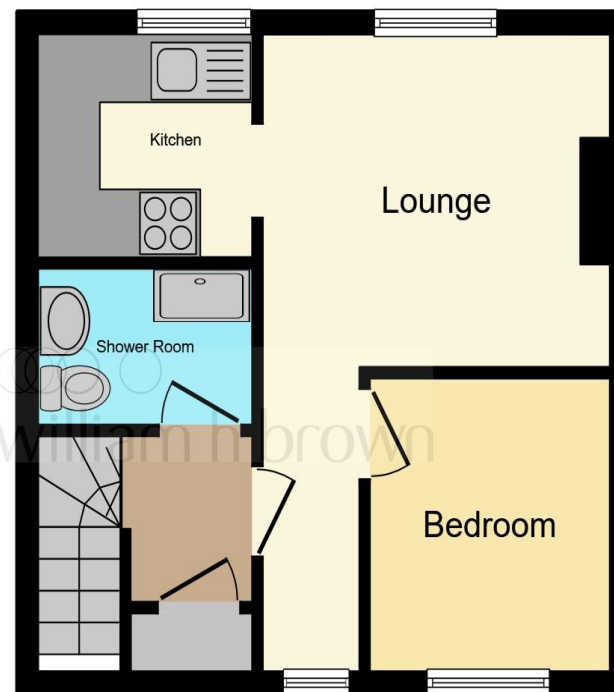
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£120,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS109673 - 0002

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