



Cricks Walk, Roydon Diss IP22 5SN

welcome to

Cricks Walk, Roydon Diss

****PERFECT FOR FIRST TIME BUYERS OR INVESTORS**** A mid terraced property located in a quiet residential position. The property boasts from a spacious lounge/diner, two good sized bedrooms, family bathroom and enclosed rear garden. Single garage with off road parking.

Description

Cricks Walk is a two bedroom mid terraced property situated in a quiet residential location.

Roydon is a popular residential area with its own facilities including a primary school, garage, church, public house and village hall. It is situated approximately one mile from the market town of Diss which is convenient for the railway station which offers good rail connections to London Liverpool Street (circa 90 minutes).

Accommodation

Lounge/ Diner

12' 9" x 15' 7" (3.89m x 4.75m)

Front aspect double glazed window and door, radiator, wooden effect flooring, stairs leading to the first floor, tv and telephone points. Door to;

Kitchen

12' 9" x 7' 5" (3.89m x 2.26m)

Rear aspect double glazed windows and door leading out into the garden. Fitted kitchen with wall and base units, tiled flooring, tiled splash back, work surfaces, radiator, stainless steel sink and drainer, integrated electric cooker with induction hob and extractor fan, spaces for washing machine, tumble dryer and fridge/freezer.

Landing

Airing cupboard, loft access, carpet and doors to;

Bedroom One

11' 6" x 12' 9" Into Recess (3.51m x 3.89m Into Recess)

Front aspect double glazed window, radiator and laminate flooring.

Bedroom Two

11' 9" x 6' 6" (3.58m x 1.98m)

Rear aspect double glazed window, radiator and laminate flooring.

Bathroom

Rear aspect double glazed window, modern white suite comprising bath with mixer tap with shower over, pedestal wash hand basin and low level WC, part tiled walls, extractor fan and heated towel rail.

Outside

To the front of the property is a small laid to lawn area, to the far right of the property is a single garage with off road parking.

There is a private garden which is laid to lawn and provides a delightful sun trap sitting out area enclosed by fencing.

Garage

8' 8" x 17' 8" (2.64m x 5.38m)

Up and over door, concrete flooring.

Services

Mains Electricity

Mains Water

Mains Drainage

Mains Gas

Council Tax Band: A



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



welcome to
Cricks Walk,
Roydon Diss

- ****OFFERED WITH NO ONWARD CHAIN****
- Mid Terraced Property Situated In A Quiet Location
- Lounge/ Diner With Access To The Kitchen
- Two Good Sized Bedrooms
- Modern Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in excess of
£175,000



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Property Ref:
DSS110522 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01379 644719



Diss@williamhbrown.co.uk



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



williamhbrown.co.uk