



45 Fisher Road, Diss IP22 4JR

welcome to

Fisher Road, Diss

****OFFERED WITH NO ONWARD CHAIN**** A well situated studio flat ideally positioned for access to the TOWN CENTRE and TRAIN STATION. Offering a spacious lounge/bedroom, kitchen, shower room and allocated parking.

Location

Diss provides, amongst other things, a mainline rail station with commuter service to London Liverpool Street in around 90 minutes, making the area popular and convenient for commuters. The town itself is essentially self-sufficient offering an excellent range of shops and services along with schools at Primary, High and Sixth Form level. Furthermore, a number of cultural activities take place throughout the year including Theatre, Classical Concerts and an Art Exhibition.

Accommodation

Lounge/ Bedroom

14' 8" x 8' 8" (4.47m x 2.64m)

Dual aspect double glazed windows, front door, storage heater, carpet, tv and telephone points.

Kitchen

5' 10" x 8' 7" (1.78m x 2.62m)

Side aspect double glazed window. Fitted kitchen with wall and base units, stainless steel sink and drainer, tiled splash back, work surfaces, spaces for cooker, washing machine and fridge/freezer.

Shower Room

Side aspect double glazed window, wall hand basin, low level flush wc, part tiled walls, fully plumbed shower and wall mounted heater.

Services

Mains Electricity
Mains Water
Mains Drainage

Council Tax Band: A





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welcome to

45 Fisher Road, Diss

- **NO ONWARD CHAIN**
- Studio Flat Situated In The Town Centre
- Spacious Lounge/Bedroom
- Kitchen With Spaces For White Goods
- Shower Room
- Allocated Parking Space
- Walking Distance To Amenities
- Perfect For First Time Buyers/Investors

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£85,000



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:
DSS110485 - 0004

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