



Gainsborough Avenue, Diss IP22 4YR

welcome to

Gainsborough Avenue, Diss

A semi detached family home situated within walking distance of Diss town centre. The property boasts from a rear aspect kitchen, three reception rooms, three good sized bedrooms, family bathroom and off road parking for two vehicles.

Location

Gainsborough Road is just a short walk from the Diss town centre. The town its self 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 its self 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 90 minutes.

Accommodation

Entrance Hall

Front aspect double glazed door, side aspect double glazed window, door to;

Lounge

11' 7" x 19' 6" (3.53m x 5.94m)

Front aspect double glazed window, stairs leading to the first floor, understairs storage cupboard, radiator, feature fireplace, tv and telephone points.

Kitchen

11' 7" x 7' 7" (3.53m x 2.31m)

Rear aspect double glazed window and door leading out into the garden. Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, radiator, space for cooker, integrated appliances including dishwasher, washing machine and under counter fridge.

Dining Area

10' x 7' 2" (3.05m x 2.18m)

Dual aspect double glazed windows, laminate flooring and radiator.

Snug Area

10' x 7' 2" (3.05m x 2.18m)

Side aspect double glazed window, rear aspect double glazed french doors leading out into the garden, loft hatch, carpet and radiator.

Landing

Carpet and doors to;

Bedroom One

11' 8" Into Recess x 10' 8" (3.56m Into Recess x 3.25m)

Front aspect double glazed window, over the stairs storage cupboard, carpet and radiator.

Bedroom Two

11' 7" x 9' 6" (3.53m x 2.90m)

Rear aspect double glazed window, carpet and radiator.

Bedroom Three

10' 1" x 7' 1" (3.07m x 2.16m)

Front aspect double glazed window, loft hatch, carpet and radiator.





Bathroom

Side aspect double glazed window, wc, pedestal wash hand basin, part tiled walls, radiator, panelled bath with shower over and lino flooring.

Outside

To the side of the property is a hard standing driveway providing off road parking for two vehicles, access to the rear garden.

The rear garden is mainly laid to lawn with mature planted shrubs, paved patio area making this a great spot to relax and dine in throughout the summer months, outside lighting, garden shed and enclosed via fencing.

Services

Mains Gas
Mains Water
Mains Drainage
Mains Electricity

Council Tax Band: B



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welcome to

Gainsborough Avenue, Diss

- Semi-Detached Family Home
- Three Reception Rooms
- Rear Aspect Kitchen
- Three Good Sized Bedrooms
- Off Road Parking For Two Vehicles
- Benefits From Gas Central Heating
- Enclosed Rear Garden
- Walking Distance To Amenities

Tenure: Freehold EPC Rating: D

£230,000



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:
DSS105514 - 0003

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