



Waveney Court, DISS IP22 4EW

welcome to

Waveney Court, DISS

A first floor flat situated within a small development on the edge of Diss. On the banks of the River Waveney and with direct river frontage, this is a two bedroom property with bathroom, lounge and galley kitchen as well as allocated parking.

Location

Waveney Court 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 Porch

Front aspect window and door. Door leading to;

Lounge

13' 6" x 10' 2" (4.11m x 3.10m)
Front aspect double glazed window, storage heater and laminate flooring.

Kitchen

10' 11" x 4' 10" (3.33m x 1.47m)
Side aspect double glazed window, fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, spaces for cooker, washing machine and fridge/freezer.

Hallway

Carpet, built in storage cupboard and doors to;

Bedroom One

9' 8" x 9' 1" (2.95m x 2.77m)
Side aspect double glazed window, carpet and storage heater.

Bedroom Two

9' 9" x 5' 11" (2.97m x 1.80m)
Side aspect double glazed window, carpet and storage heater.





Bathroom

Large corner shower cubicle, low level flush wc, wash hand basin with tiled splash back, part tiled walls and lino flooring.

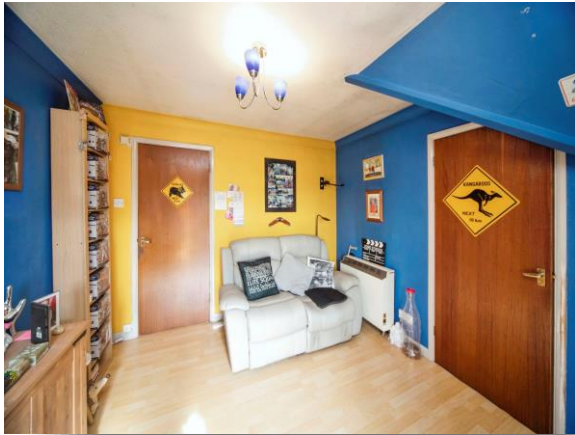
Outside

Allocated parking.

Services

Mains Electricity
Mains Water
Mains Drainage

Council Tax Band: A



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Waveney Court, DISS

- ****PERFECT FOR FIRST TIME BUYERS OR INVESTORS****
- First Floor Flat In A Small Development
- Kitchen With Spaces For White Goods
- Front Aspect Lounge
- Two Bedrooms
- Family Bathroom
- Allocated Parking
- Within Walking Distance To Diss Town Centre

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£100,000



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:
DSS110667 - 0002

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