



**St. Marys Drive, Diss IP22 4PT**

**welcome to**

## **St. Marys Drive, Diss**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Situated close to the town centre of Diss is this three bedroom mid terraced property benefiting from two reception rooms, gas fired central heating by radiator, uPvc double glazing and fully enclosed, easily maintained rear garden.

### **Location**

St Marys Drive 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 window and door, radiator, under stairs storage cupboard, stairs leading to the first floor, carpet with inset door matt. Doors to;

#### **Lounge**

13' x 12' ( 3.96m x 3.66m )  
Front aspect double glazed window with brand new fitted blinds, carpet, electric fireplace, tv and telephone points. Arch way to;

#### **Dining Room**

9' 7" x 8' 2" ( 2.92m x 2.49m )  
Rear aspect double glazed window with brand new fitted blinds, carpet and radiator. Door leading into;

#### **Kitchen**

9' 6" x 9' 8" ( 2.90m x 2.95m )  
Rear aspect double glazed window and door leading out into the garden. Fitted kitchen with wall and base units, ceramic sink and drainer, one and a half bowls, tiled splash back, work surfaces, wall mounted boiler, space for washing machine, integrated appliances including slim line dishwasher, eye level cooker with gas hob and fridge/freezer.

#### **Landing**

Carpet, loft access and doors to;

#### **Bedroom One**

10' 7" x 10' 2" ( 3.23m x 3.10m )  
Front aspect double glazed window, carpet, radiator, two double built in wardrobes and airing cupboard.





### **Bedroom Two**

11' x 8' 7" ( 3.35m x 2.62m )

Rear aspect double glazed window, carpet and radiator.

### **Bedroom Three**

7' 8" Into Recess x 8' 1" ( 2.34m Into Recess x 2.46m )

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

### **Bathroom**

Rear aspect double glazed window, p-shaped bath with glass shower screen and electric shower, low level flush wc, wash hand basin in vanity unit, radiator and fully tiled walls.

### **Outside**

The rear garden is mainly laid to lawn with a paved patio area making this a great spot to relax and dine in throughout the summer months, mature planted shrubs and hedging, brick built outbuilding, garden shed and gated access to the passage way.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Mains Gas

**Council Tax Band: B**



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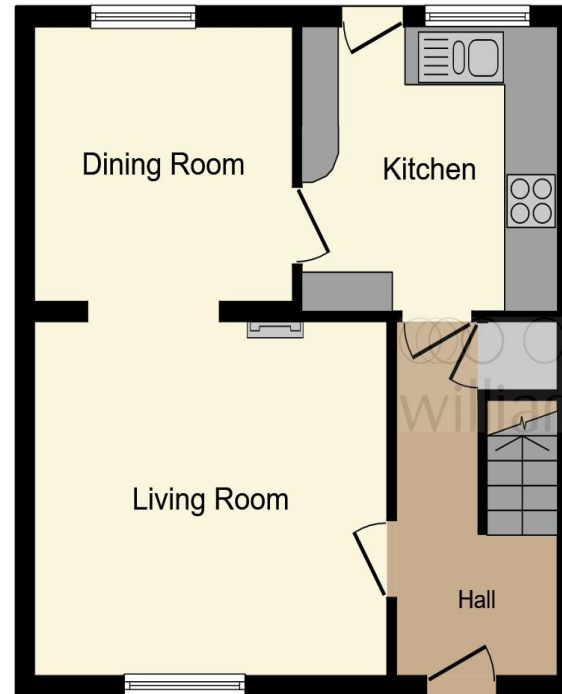
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## St. Marys Drive, Diss

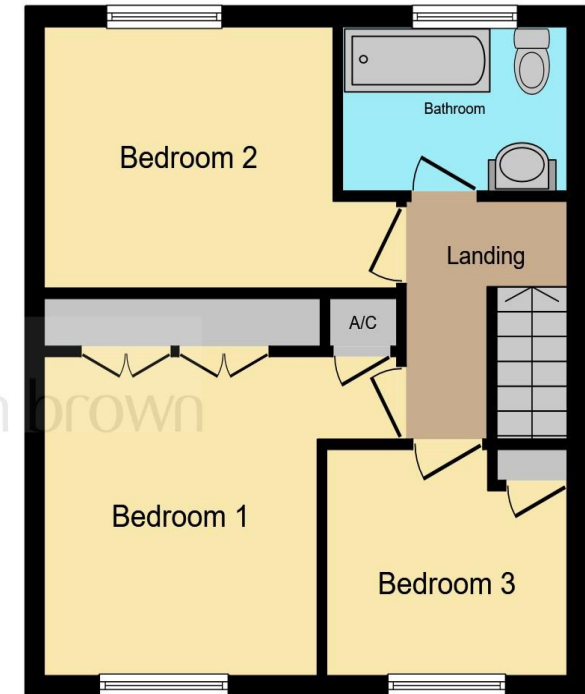
- **\*\*OFFERED WITH NO ONWARD CHAIN\*\***
- Mid Terraced Property Situated In Diss Town Centre
- Two Spacious Reception Rooms
- Kitchen With Integrated Appliances
- Three Good Sized Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Benefits From Gas Central Heating

Tenure: Freehold EPC Rating: D

**£220,000**



**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](http://www.focalagent.com)

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Property Ref:  
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