



Ryders Way, Rickinghall Diss IP22 1ER



welcome to

Ryders Way, Rickinghall Diss

****PERFECT FOR FIRST TIME BUYERS/INVESTORS**** An end terraced property situated in a very desirable village featuring a spacious rear aspect lounge, kitchen, conservatory, two good sized bedrooms, family bathroom and enclosed low maintenance garden.

Location

The property sits in the heart of the desirable village of Rickinghall which boasts a wealth of amenities and is joined to the village of Botesdale. Both Rickinghall and Botesdale have plenty going on and offer good facilities including a supermarket, two public houses, take away restaurants, well thought of medical centre, dentist surgery and popular primary school. The town of Diss is just a short 7 mile drive away where you will find a larger array of day to day activities as well as the mainline train station with regular and direct links into Norwich and London Liverpool Street.

Accommodation

Entrance Hall

Front aspect door, laminate flooring and doors to;

Kitchen

7' 5" x 8' 5" (2.26m x 2.57m)

Front aspect double glazed window. Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, tiled splash back, storage heater, lino flooring, spaces for washing machine, cooker and full height fridge/freezer.

Lounge

11' 7" x 14' 6" (3.53m x 4.42m)

Side aspect double glazed window and rear aspect double glazed sliding patio doors leading out into the conservatory. Carpet, two storage heaters, stairs leading up to the first floor, tv and telephone points.

Conservatory

9' 6" x 8' 4" (2.90m x 2.54m)

Dual aspect double glazed windows, rear aspect double glazed french doors leading out into the garden and tiled flooring.

Landing

Carpet, loft hatch and doors to;

Bedroom One

11' 7" x 10' 2" Into Recess (3.53m x 3.10m Into Recess)

Front aspect single glazed window, carpet and storage heater.

Bedroom Two

7' 8" x 8' 4" Into Recess (2.34m x 2.54m Into Recess)

Rear aspect double glazed window, carpet, storage heater and over the stairs airing cupboard.





Bathroom

Side aspect single glazed window, low level flush wc, pedestal wash hand basin with tiled splash back, panelled bath with shower over, part tiled walls and tiled flooring.

Outside

A low maintenance garden which is fully paved, enclosed via brick garden wall and fencing with gated access to the allocated parking.

Services

Mains Electricity
Mains Water
Mains Drainage

Council Tax Band: B



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Ryders Way, Rickinghall Diss

- ****PERFECT FOR FIRST TIME BUYERS/INVESTORS****
- End Terraced Property Situated In A Village Location
- Spacious Rear Aspect Lounge
- Kitchen And Conservatory
- Two Good Sized Bedrooms
- Family Bathroom
- Allocated Parking Space
- Low Maintenance Garden

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£195,000



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:
DSS110665 - 0002

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