



Shelfanger Road, Roydon Diss IP22 4DY

welcome to

Shelfanger Road, Roydon Diss

****50% SHARED OWNERSHIP**** A semi-detached property situated on Shelfanger Road is located just out of the quiet market town of Diss. This property featuring two reception rooms, three bedrooms, family bathroom, enclosed garden and off road parking.

Location

Shelfanger Road is just 1 mile from the Diss town centre. The town itself is a well-served Norfolk market town with a primary and high school, post office, GP surgeries, banks, local shops, three supermarkets and a weekly Friday market. The town itself 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, carpet, radiator, stairs leading to the first floor with a stair lift and door to;

Lounge

14' 4" x 11' 7" Into Recess (4.37m x 3.53m Into Recess)
Front aspect double glazed window, tv and telephone points, radiator, laminate flooring and open to;

Dining Room

10' 1" x 7' 11" (3.07m x 2.41m)
Rear aspect double glazed french doors, laminate flooring, radiator and door to;

Kitchen

6' 8" x 10' 1" (2.03m x 3.07m)
Rear aspect double glazed window. Fitted kitchen with wall and base units, stainless steel sink and drainer, wall mounted boiler, work surfaces, tiled splash back, integrated oven and gas hob with extractor fan, spaces for washing machine and fridge/freezer.

Landing

Airing cupboard, carpet, loft access and doors to;

Bedroom One

11' 7" Plus Recess x 8' 4" (3.53m Plus Recess x 2.54m)
Front aspect double glazed window, carpet, radiator, built in double wardrobe and over the stairs storage cupboard.

Bedroom Two

7' x 9' 3" (2.13m x 2.82m)
Rear aspect double glazed window, radiator and laminate flooring.

Bedroom Three

7' 8" x 7' 8" Into Recess (2.34m x 2.34m Into Recess)
Rear aspect double glazed window, radiator and laminate flooring.





Bathroom

Side aspect double glazed window, low level flush wc, wash hand basin in vanity unit, walk in shower cubicle with fully plumbed shower, heated towel rail and part tiled walls.

Outside

To the front of the property is a hard standing and paved driveway for off road parking. Gated access to the garden.

The rear garden benefits from a large paved patio area making this a great spot to relax and dine in throughout the summer months. laid to lawn area with mature planted trees and shrubs, enclosed via fencing.

Services

Mains Electricity
Mains Water
Mains Drainage
Mains Gas



Council Tax Band: B

Agents Note

The lease is currently being extended, please call the branch for more information.



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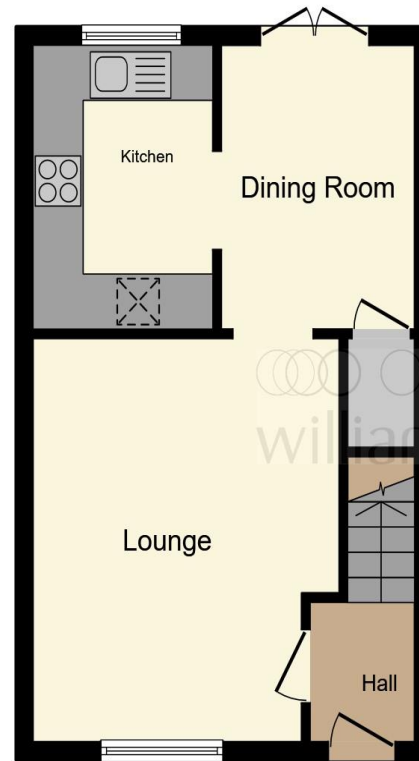
- **50% SHARED OWNERSHIP**
- Semi-Detached House Situated In The Town Centre
- Two Reception Rooms
- Three Bedrooms And Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Walking Distance to Local Amenities, Diss Primary & High School
- Benefits From Gas Central Heating

Tenure: Leasehold EPC Rating: C

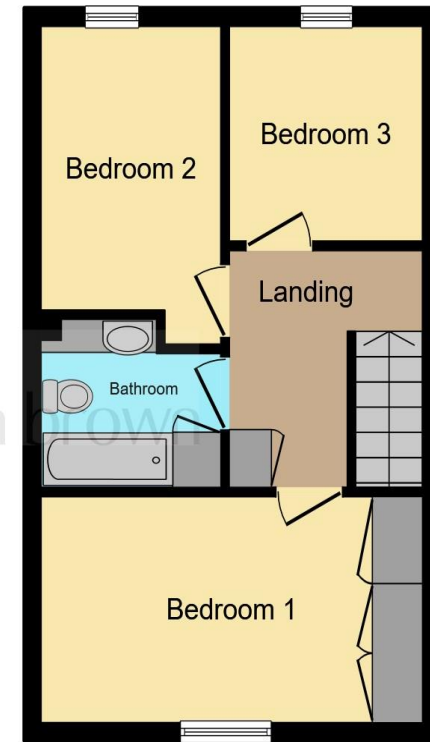
This is a Leasehold property with details as follows; Term of Lease 99 years from 12 May 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£125,000



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

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Property Ref:
DSS110704 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk