



Cotman Close, Diss IP22 4BS

welcome to

Cotman Close, Diss

Well-presented 3-bedroom house in Diss featuring a spacious lounge with patio doors to an enclosed rear garden, downstairs cloakroom, and a family bathroom. The property is being sold with a tenant in situ, making it an ideal investment opportunity.

Entrance Porch

Front door, downstairs W/C, window to front aspect.

Entrance Hall

Under stairs storage, radiator, laminate flooring.

Cloakroom

Window to side aspect, radiator, W/C, wash basin.

Lounge

19' 7" x 12' 6" (5.97m x 3.81m)

Window to front aspect, patio door to rear, laminate flooring.

Kitchen

10' 7" x 13' (3.23m x 3.96m)

Window to rear aspect, built in sink, wall and base units, electric cooker, extractor fan, door to side aspect, radiator, pantry cupboard.

Landing

Storage cupboard, carpet flooring.

Bedroom 1

10' 10" x 10' 1" (3.30m x 3.07m)

Window to rear aspect, radiator, built in wardrobe, carpet flooring.

Bedroom 2

10' 5" x 9' 1" (3.17m x 2.77m)

Window to rear aspect, built in wardrobe, radiator, carpet flooring.

Bedroom 3

10' 2" x 7' 5" (3.10m x 2.26m)

Window to front aspect, radiator, carpet flooring.

Bathroom

Window to front aspect, W/C, wash basin, walk in

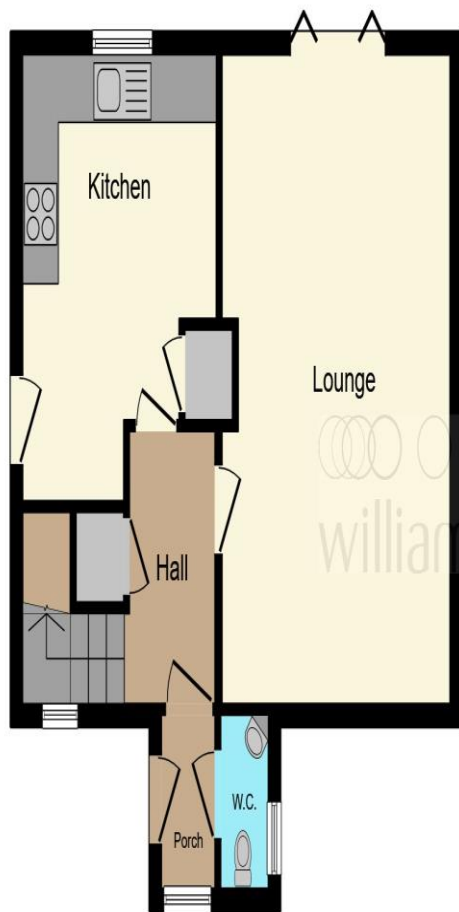
shower, electric towel rail, storage cupboard.

Loft Space

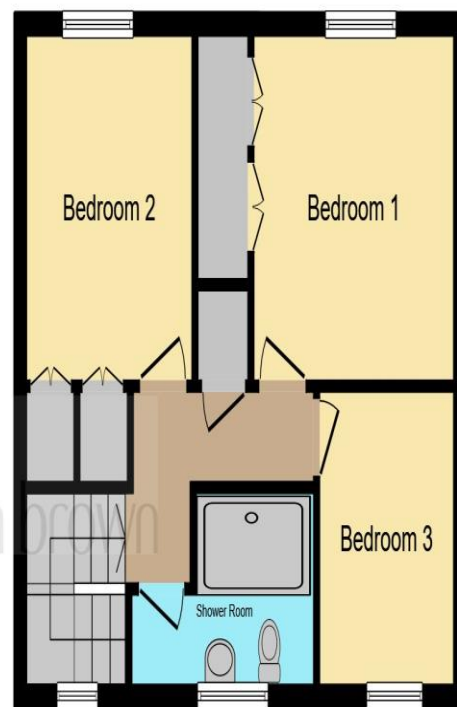
Partially boarded.

Rear Garden

Small patio area, fenced for boundary, turfed.



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



welcome to
Cotman Close,
Diss

- Well-presented home
- Tenant in Situ - Ideal for investors
- Enclose rear garden
- Quiet Residential Location
- Three spacious bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of
£210,000



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Property Ref:
DSS111166 - 0006

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