



Pollard Court, Diss IP22 4PJ

welcome to

Pollard Court, Diss

This well-presented 3-bedroom home in Diss comes with a tenant in situ and is conveniently located within walking distance of the train station. The property features a modern kitchen with dining space, a cosy lounge, an enclosed rear garden, garage, and off-road parking.

Entrance Porch

Window to side aspect, front door, fuse box.

Garage Parking

Off road parking

Lounge

15' 3" x 10' 9" (4.65m x 3.28m)

Window to front and side aspect, radiator, carpet flooring.

Kitchen

15' 3" x 10' 9" (4.65m x 3.28m)

Window to side aspect, radiator, wall and base units, built in sink, electric hob, extractor fan directly above, tiled splash back, door to side aspect, laminate flooring.

Landing

Carpet flooring.

Bedroom 1

Irregular Shaped Room 10' 9" x 12' 1" (3.28m x 3.68m)

Window to side aspect, radiator, loft hatch, carpet flooring.

Bedroom 2

9' 5" x 9' 8" (2.87m x 2.95m)

Window to front aspect, radiator, storage over stairs, carpet flooring.

Bedroom 3

6' 5" x 7' 9" (1.96m x 2.36m)

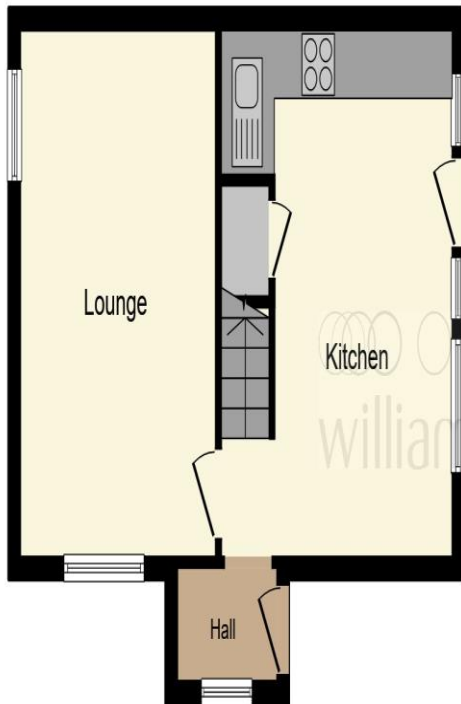
Window to rear aspect, radiator, carpet flooring.

Bathroom

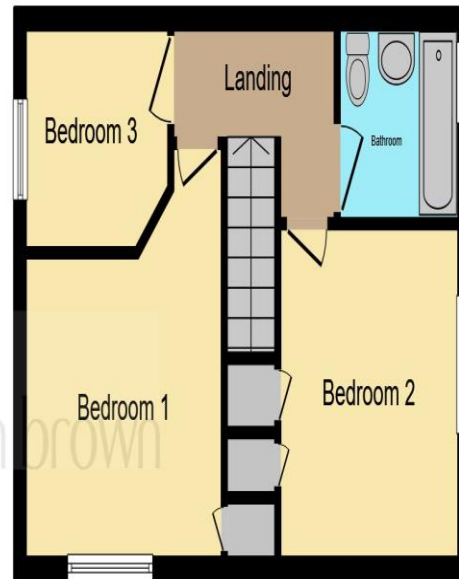
Window to front aspect, W/C, wash basin, bath, over head shower, heated towel rail, laminate flooring.

Garden

Patio and turfed areas.



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
Pollard Court,
Diss

- Tenant in Situ - Ideal for investors
- Enclose rear garden
- Walking Distance to Diss train station
- 3-bedroom end of terrace house
- Garage and off road parking

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

offers in excess of
£210,000



view this property online williamhbrown.co.uk/Property/DSS111167



Property Ref:
DSS111167 - 0004

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