

Shelfanger Road, Roydon Diss IP22 4DZ

welcome to

Shelfanger Road, Roydon Diss

This well-presented two-bedroom end terrace home offers a spacious lounge, modern kitchen, conservatory, two generous bedrooms, and a family bathroom. Outside benefits include an enclosed rear garden with shed, plus two allocated parking spaces, all within easy reach of Diss town centre.

Entrance Hall

Front door, window to side aspect, radiator, hard flooring.

Lounge

12' 1" x 14' 9" Max (3.68m x 4.50m Max) Under stairs cupboard, radiator, door leading to conservatory, hard flooring.

Kitchen

7' 8" x 9' 11" (2.34m x 3.02m) Window to front aspect, wall and base units, built in sink, boiler, splash back tiles, integrated oven and hob, extractor fan.

Conservatory

12' 7" x 7' 11" ($\overline{3.84}$ m x 2.41m) Double glazed window to side and rear, two radiators.

Bedroom 1

11' 5" \times 11' 11" ($3.48m \times 3.63m$) Window to front aspect, storage cupboard over the stairs, carpet flooring.

Bedroom 2

7' 9" x 10' 3" (2.36m x 3.12m) Window to rear aspect, radiator, carpet flooring.

Bathroom

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

Loft Space

Partially boarded

Rear Garden

Side gate access, small patio area, shingle area, garden shed, turfed, fenced for boundary.

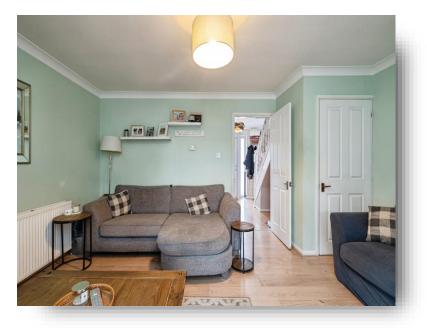
Parking

Two allocated spaces on Store Street.



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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Shelfanger Road, Roydon Diss

- Charming two-bedroom end terrace home
- Conservatory
- Enclosed rear garden
- Two allocated parking spaces
- Easy reach of Diss town centre and station

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£220,000



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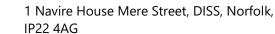
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