



Pipers Piece Common Road, Bressingham Diss IP22 2BB

welcome to

Pipers Piece Common Road, Bressingham Diss

****78% SHARED OWNERSHIP**** A semi detached house located in the popular village of Bressingham. Featuring a newly fitted kitchen, lounge, two bedrooms, family bathroom, a generous sized rear garden with pond and off road parking for two/three cars.



Location

Located within the desirable village of Bressingham close to the town of Diss.

Diss is a popular and thriving market town offering a full range of facilities, good links to major roads and mainline train station to Liverpool Street, London and Norwich. The town offers well regarded schooling through to six form level, a modern health centre along with various sporting and leisure amenities.

The A140 provides access to Norwich and Ipswich, both around 25 miles away and the A143 links up to the A14 leading to Cambridge and the Midlands beyond. The historic town of Bury St Edmunds lies around 18 miles to the South West.

Accommodation

Entrance Hall

Front aspect double glazed door, understairs cupboard, storage heater, vinyl floor and stairs to first floor.

Lounge

9' 9" x 14' (2.97m x 4.27m)

Front aspect double glazed window, fire place with electric fire, storage heater and carpet.

Kitchen

16' 2" x 8' 8" (4.93m x 2.64m)

Rear aspect double glazed window and french doors to the rear garden. Fitted kitchen with wall and base units, stainless steel sink and drainer, one and a half bowl, work surfaces, tiled splash back, electric oven and induction hob with cooker hood, plumbing for washing machine, water softener, tiled floor, storage heater, integrated dishwasher and fridge/freezer.

Landing

Airing cupboard, loft access, carpet and doors to;

Bedroom One

12' 9" x 10' 9" (3.89m x 3.28m)

Front aspect double glazed window, walk in cupboard, storage heater and carpet.

Bedroom Two

12' 1" x 7' 3" (3.68m x 2.21m)

Rear aspect double glazed window, storage heater and carpet.

Bathroom

Rear aspect double glazed window, double shower cubicle with rainfall shower, low level flush wc, wash hand basin and shaver point in vanity unit, fully tiled walls, heated towel rail and vinyl floor.

Outside

To the front of the property is a gravel driveway for two/three cars, a small laid to lawn with mature flower borders.

The rear garden is mainly laid to lawn with mature shrub and flower borders, large pond with a wooden pergola, paved patio area making this the perfect spot for relaxing throughout the summer months and enclosed via fencing.

Council Tax Band: B



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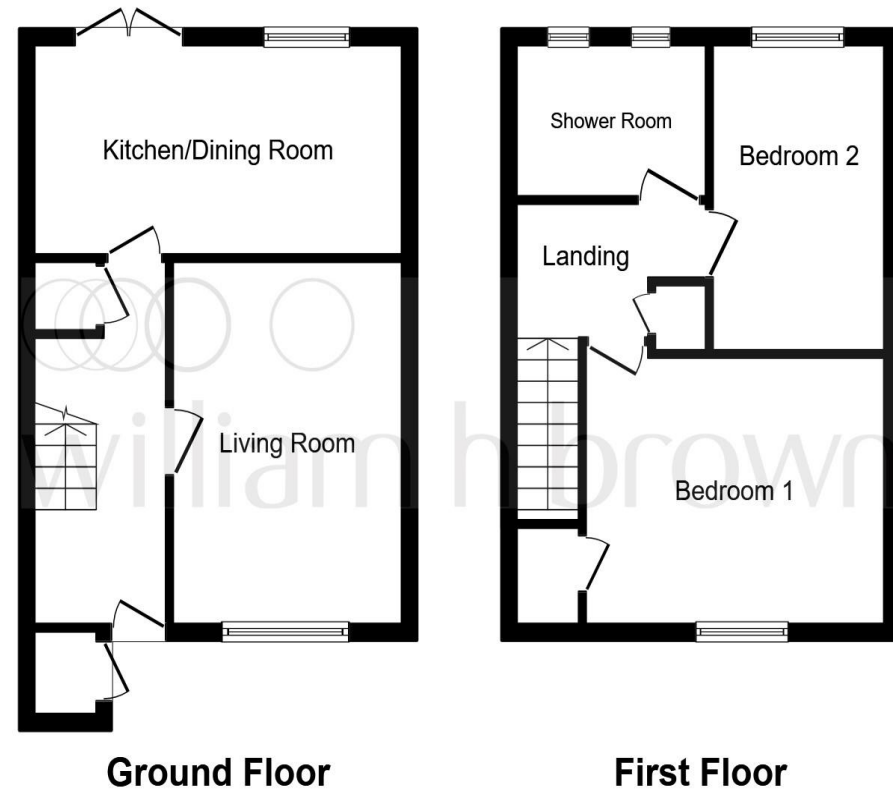
Pipers Piece Common Road, Bressingham Diss

- **78% SHARED OWNERSHIP**
- **PERFECT FOR FIRST TIME BUYERS**
- Semi-Detached House
- Newly Fitted Kitchen
- Two Bedrooms
- Generous Sized Garden
- Off Road Parking for Two/Three Cars

Tenure: Leasehold EPC Rating: D

shared ownership

£140,400



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).
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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
DSS108291 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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