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DURRANTS  
SINCE 1851  
**FOR SALE**  
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12 PAVILION COURT

ROYDON, DISS, NORFOLK IP22 5SP



A well-presented two bedroom mid terrace property in a popular residential cul-de-sac location with an established garden and garage.

The property is a well-presented and established 2 bedroom mid-terrace property. It is located in a sought-after residential location towards the end of a cul-de-sac. The property has been much loved by the current vendor and has the benefit of a garage and driveway in front of it.

The front door opens to an open hall with the stairs straight ahead. The hall is open to the sitting/dining room with window to the front and open beneath stairs giving a potential study area. The kitchen/breakfast room is to the rear with French doors to the garden and fitted with a shaker style range of wall and base units. On the first floor the principal bedroom is to the front with a wardrobe and there is a second bedroom to the rear plus a shower room. There is also a separate airing cupboard.

The rear garden is a delightful feature with array of established shrubs and there is a feature seating area to the bottom of the garden. At the end of the garden is a gate leading to a path that in turn leads round to the garage.

### LOCATION

Roydon is a well-served village with a Pub, Village Hall and Church. Located on the outskirts of the historic market town of Diss, which has rail links to Norwich and London and offers a wide range of shops, schooling and other facilities.

### SERVICES

Gas Central Heating. Mains electrics, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

### LOCAL AUTHORITY

South Norfolk District Council - Band A

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

### BUILDINGS CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management.



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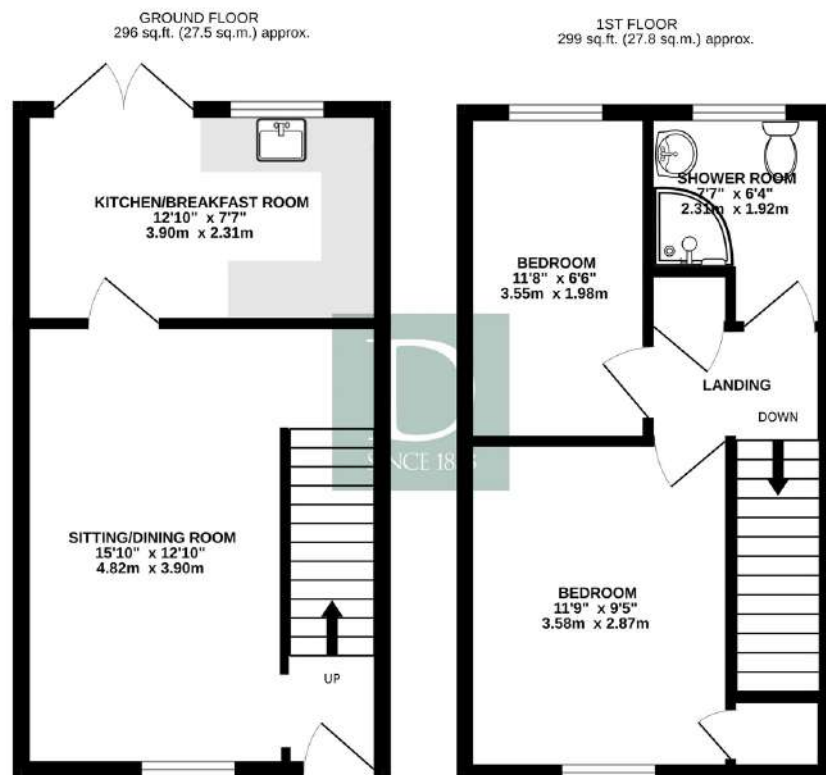
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EPC



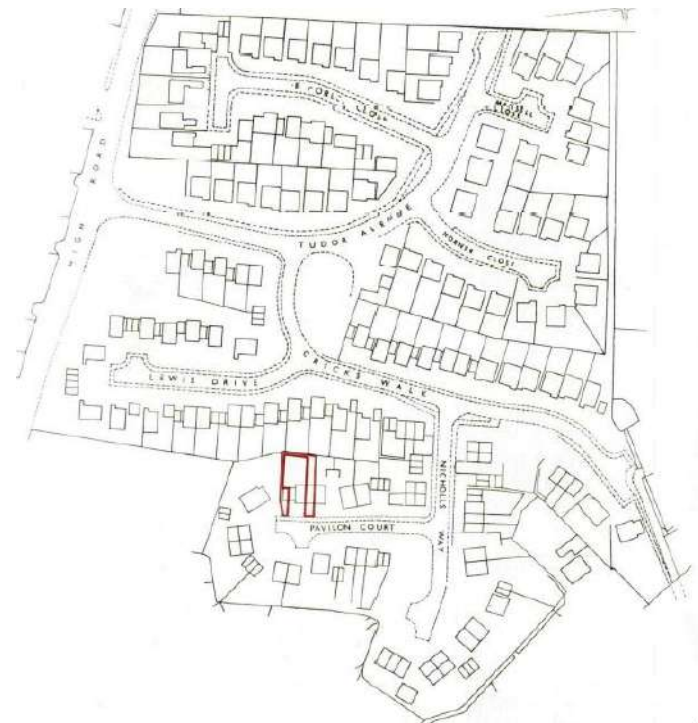
## FLOOR PLAN



TOTAL FLOOR AREA: 596 sq.ft. (55.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCATION MAP



**Residential** **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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