



Station Road, Pulham St. Mary Diss IP21 4QT

welcome to

Station Road, Pulham St. Mary Diss

This 3 bedroom home is situated in the beautiful village of Pulham St Mary. This home offers spacious rooms throughout the property and also offering loads of outside space surrounding the property as well. Short driving distance to the town centre of Diss.

Lounge

Hard flooring, radiator, window to front aspect, access to the conservatory.

Kitchen

front door, hard flooring, window to front aspect, built in sink, tiled splash back, wall and base units, electric hob/oven.

Conservatory

windows to rear aspect, hard flooring, access to the rear garden.

Landing

hard flooring, loft hatch, window to rear aspect, radiator.

Bedroom 1

hard flooring, window to front and rear aspect, radiator.

Bedroom 2

hard flooring, radiator, window to front and rear aspect.

Bedroom 3

window to front aspect, radiator, hard flooring.

Family Bathroom

tiled flooring, W/C, hand wash basin, boiler, bath, window to rear aspect.

Rear Garden

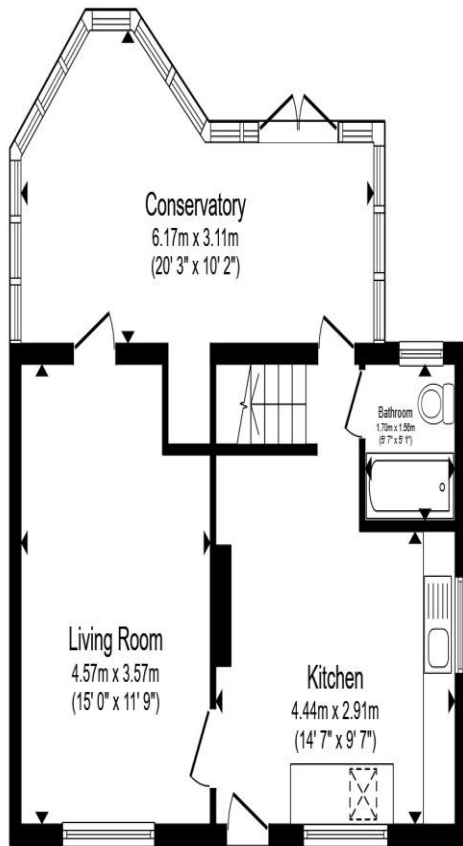
Small patio area, fence for boundary, large pond, green house, turfed, side gate access.

Parking

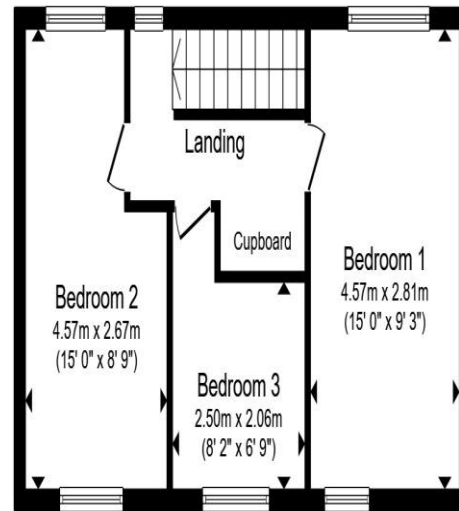
On street parking.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 91.7 m² (987 sq.ft.) approx

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.propertybox.io



welcome to
Station Road,
Pulham St. Mary Diss

- 3 Brilliantly Sized Bedrooms
- Spacious Rear Garden
- On Street Parking
- Large Reception Rooms Downstairs
- Semi Detached Ex Council House

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

offers in the region of
£260,000



view this property online williamhbrown.co.uk/Property/DSS111874



Property Ref:
DSS111874 - 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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