

**Walcot Road, Diss IP22 4DB**

william h brown

*welcome to*

## Walcot Road, Diss

This 3 bedroom house offers character with the modern twist. Its situated just outside of the town centre of Diss with just being a 10 minute walk to the main supermarkets. The town offers plenty of public transport including bus service, main trainline link to Norwich and London Liverpool Street.

**Entrance Hall**
Front door, hard flooring throughout, radiator.

**Cloakroom**
hard flooring, W/C, hand wash basin, part tiled walls, window to rear aspect.

**Lounge**
Carpet flooring, electric fire place, bay window to the front aspect, 3 radiators in the lounge as well.

**Dining Room**
wooden floor, wood burner, radiator, under stair storage cupboard, window to side aspect.

**Kitchen**
Hard flooring throughout, wall and base units, integrated oven with induction hob, tiled splash back, extractor fan, built in sink, standard size space for white goods, open space offering extra dining room space, double glazed window to rear and side aspect, 2 radiators, door to rear aspect allowing access to the rear garden.

**Landing**
carpet flooring, loft hatch, electric radiator.

**Bedroom 1**
carpet flooring throughout, radiator, window to rear aspect, storage cupboard.

**Bedroom 2**
Carpet flooring, window to front aspect, radiator.

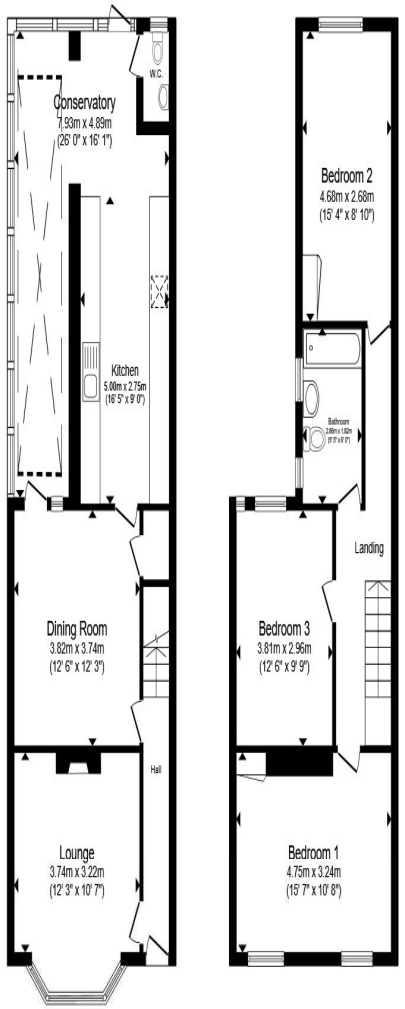
**Bedroom 3**
carpet flooring, sasch window to rear aspect, radiator.

**Family Bathroom**
hard flooring, W/C, hand wash basin, windows to side aspect, bath, over head shower, heated towel rail.

**Rear Garden**
Large garden shed which has power to it, summer house to the back end of the garden with some decking, log store, flower beds, mainly laid to turf, small patio area.

**Parking**
Off road parking for 3 cars and EV charging point.

**Agents Notes**
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 127.2 m² (1,369 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

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## Walcot Road,

## Diss

- Semi Detached House with Three Brilliantly Sized Bedrooms
- Off Road Parking For Three Cars and EV charging point
- Newly Installed Gas Boiler
- Newly Fitted Kitchen
- Summer House With Extensive Composite Decking

Tenure: Freehold EPC Rating: D
Council Tax Band: D




# £425,000

**view this property online** williamhbrown.co.uk/Property/DSS111891

The Property Ombudsman

Property Ref:
DSS111891 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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