



Fisher Road, Diss - IP22 4JR

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Fisher Road

Diss

NO CHAIN & CASH BUYERS ONLY! Introducing this WELL-PRESENTED GROUND FLOOR STUDIO APARTMENT, offered to the market with NO CHAIN and ideal for CASH BUYERS ONLY. Step inside to discover a bright and inviting OPEN PLAN SITTING ROOM AND BEDROOM AREA, thoughtfully designed to maximise space and comfort, providing a versatile living and sleeping arrangement. The SEPARATE KITCHEN AREA is well-appointed, featuring ample storage and preparation space, perfect for preparing meals and entertaining guests. A dedicated DRESSING ROOM offers additional storage and privacy, leading through to a MODERN SHOWER ROOM with contemporary fittings (providing convenience and style in equal measure). The flat's layout flows effortlessly, creating a sense of openness while maintaining clearly defined areas for living, dining, and relaxation. With its GROUND FLOOR POSITION, accessibility is assured, making this an excellent choice for those seeking easy, single-level living.



The property is ideally situated for both the TOWN CENTRE and TRAIN STATION, ensuring that shops, restaurants, and transport links are all within easy reach (perfect for commuters and those who enjoy the vibrancy of town life). This appealing flat is an excellent opportunity for investors or first-time buyers seeking a low-maintenance home in a SOUGHT-AFTER LOCATION.

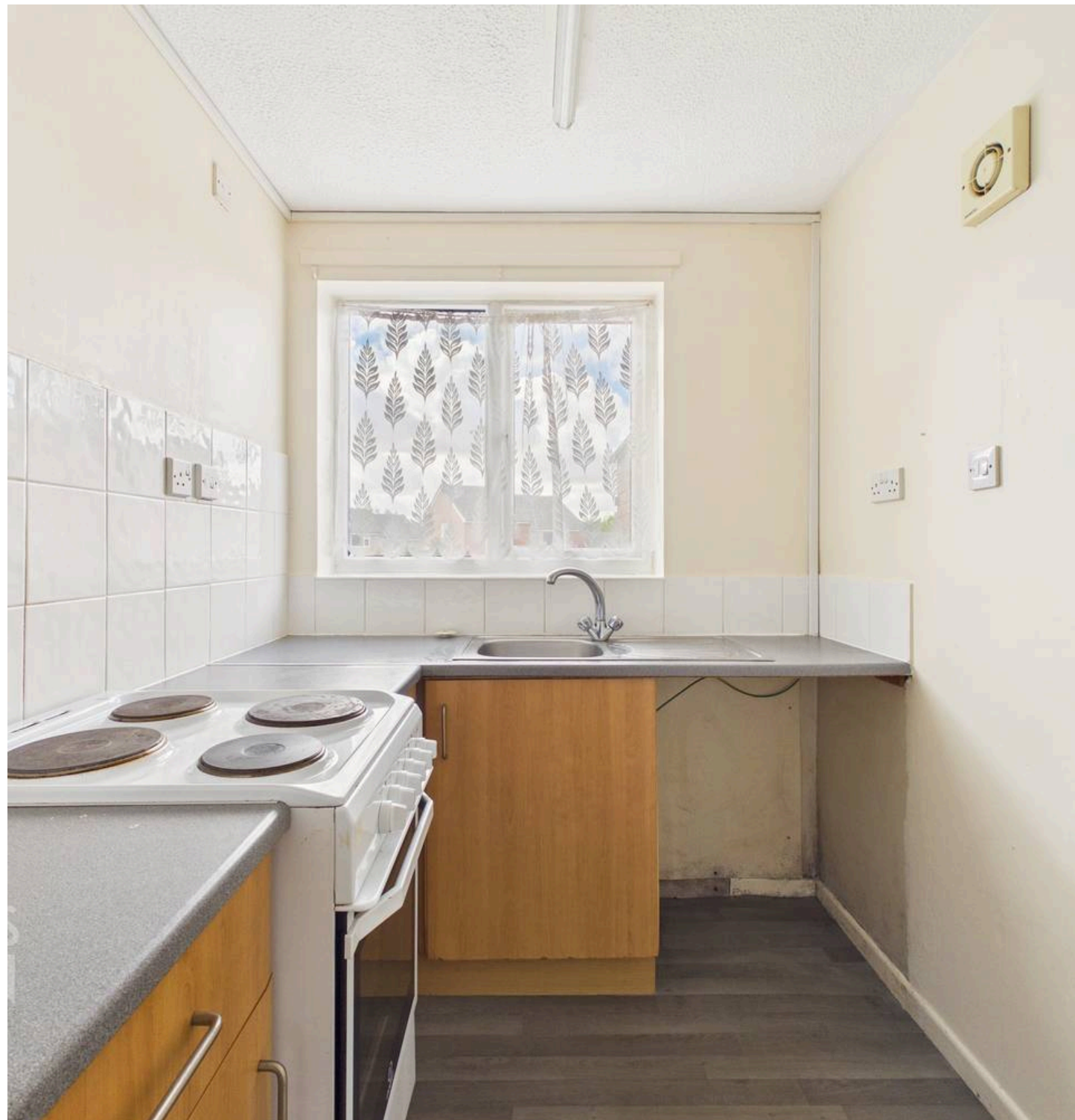
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- No Chain!
- Ground Floor Studio Apartment
- Cash Buyers Only
- Open Plan Sitting Room & Bedroom Area
- Separate Kitchen Area
- Dressing Room & Shower Room
- Communal Gardens & Off Road Parking
- Well Located For Town & Train Station

The property is located within easy reach of the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich.



The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

#### SETTING THE SCENE

Accessed towards the end of Fisher Road, there is a communal entrance door to the front of the building leading into the hallway with the private entrance door to the apartment found to the right hand side of the hallway. There is a door from the hallway to the gardens at the rear shared by all the flats in the block. Parking can be found beyond this off road within the communal parking area.

#### THE GRAND TOUR

Entering the apartment there is a door into the main living/bedroom area providing plenty of space alongside a bright dual aspect. The kitchen is separate and functional providing wall and base level worktops with space for white goods. Off the main reception space there is a dressing area with fitted wardrobes providing much needed storage options which in turn leads to the shower room and w/c beyond in good proportion.

#### FIND US

Postcode : IP22 4JR

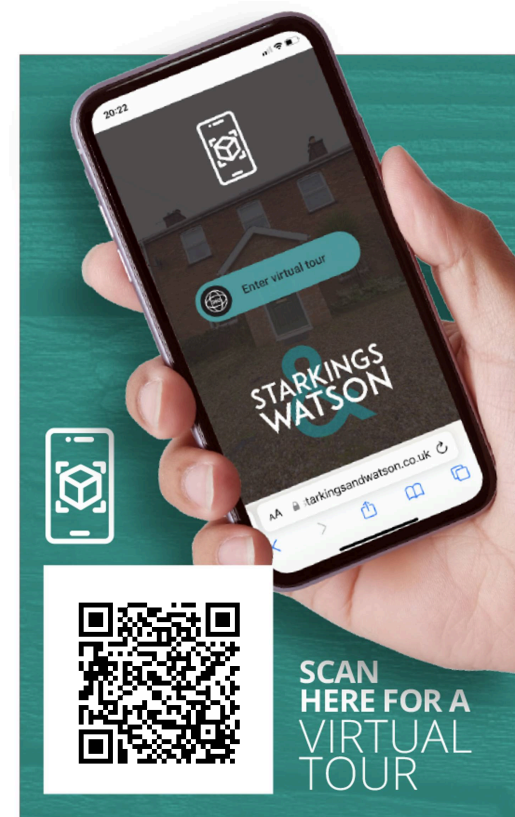
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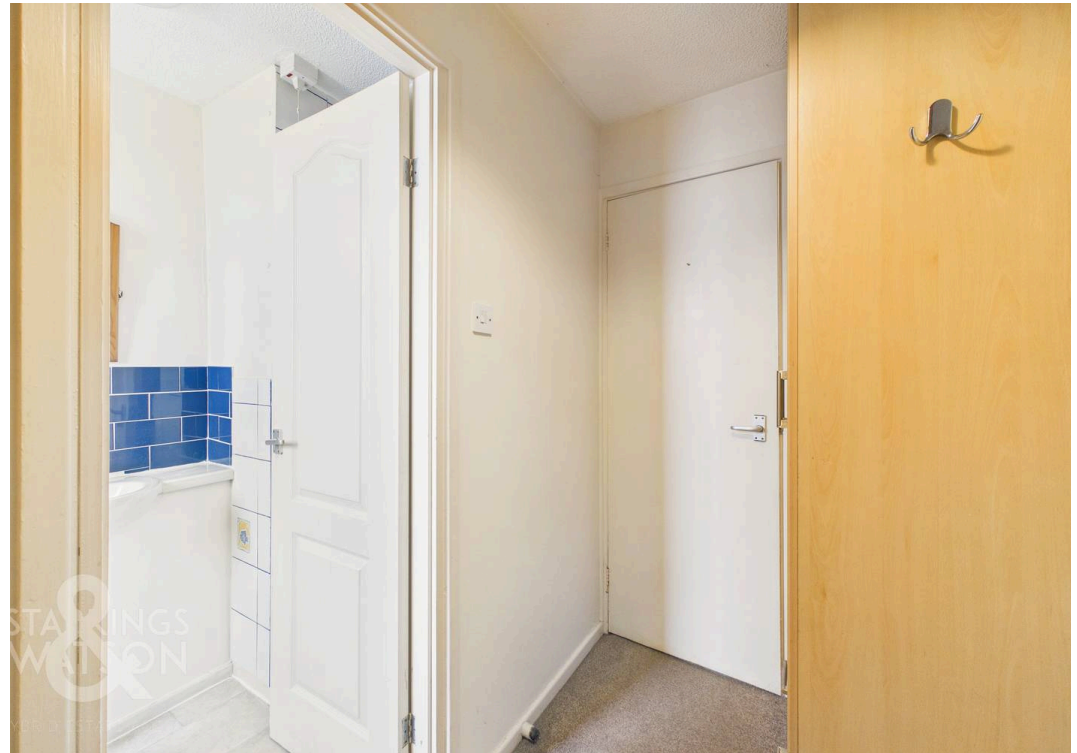
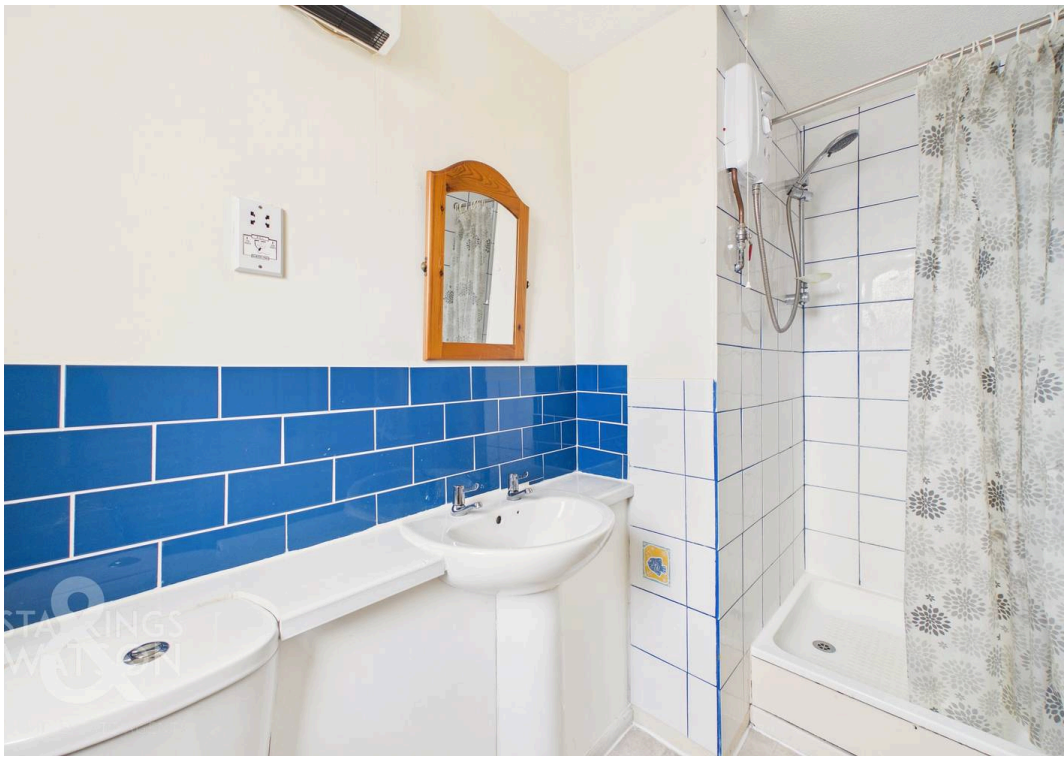
#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

The property is subject to a lease with 75 years remaining. The lease length remaining may well mean the apartment is not mortgageable hence it being available for cash buyers only. Buyers would need to make their investigations into this. There is currently no service charge payable with a nominal ground rent of £100 PA.

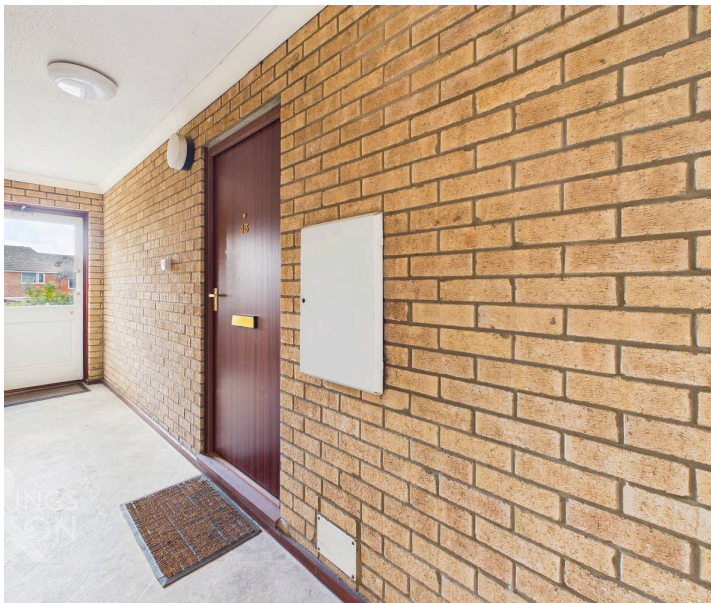


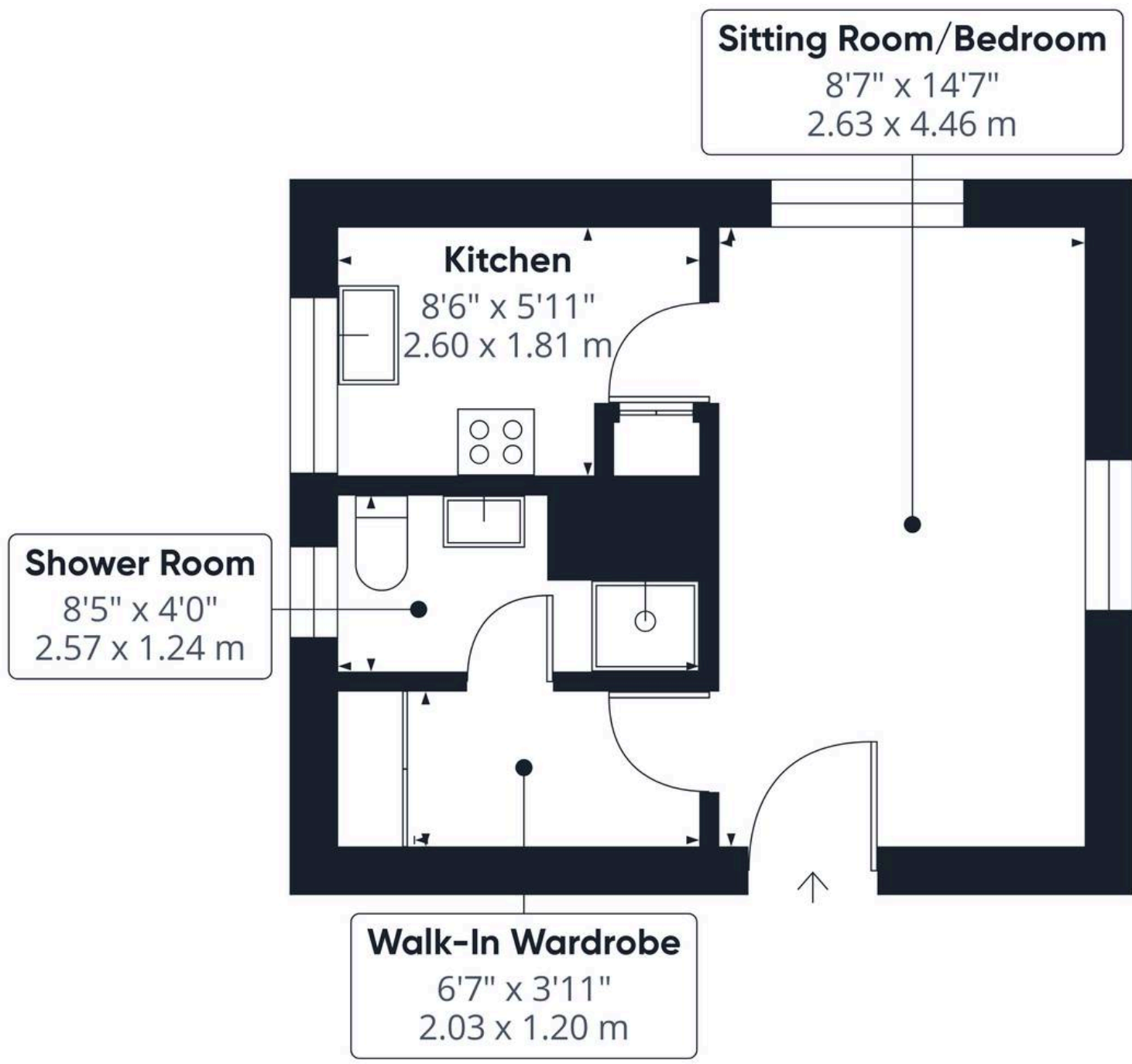




## THE GREAT OUTDOORS

Outside, the block is positioned on a quiet residential street with shared green space and residents' parking to the rear. A secure communal entrance leads to the apartment, which enjoys its own private front door from the internal hallway.





Approximate total area<sup>(1)</sup>

240 ft<sup>2</sup>

22.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.