



Spencer Crescent, Diss IP22 4UF

welcome to

Spencer Crescent, Diss

Beautifully maintained three-bedroom mid terraced home in Diss, featuring a living room with front aspect window, a kitchen with dining area, and three bedrooms including a primary with en-suite. Ideally placed close to the town centre, with a south facing garden. Single garage and parking to rear.

Entrance Hall

Carpet flooring throughout, Radiator, Access to a downstairs W/C.

Cloakroom

Lino flooring throughout, window to the front aspect, W/C, hand wash basin.

Lounge

Carpet flooring throughout, window to front aspect, radiator.

Kitchen

Lino flooring, boiler access, wall and base units, built in sink, gas hob, standard size space for white goods, radiator, under stair cupboard, window and patio door to rear aspect.

Landing

Carpet flooring, radiator, airing cupboard and loft hatch.

Bedroom 1

Carpet flooring, built in wardrobe, radiator, window to rear aspect, access to ensuite.

Ensuite

Lino flooring, Shower cubical, W/C, hand wash basin, radiator.

Bedroom 2

Window to front aspect, radiator, carpet flooring throughout.

Bedroom 3

Window to rear aspect, radiator, carpet flooring.

Family Bathroom

Lino flooring, window to front aspect, bath, W/C,

hand wash basin, over head shower the bath, radiator.

Rear Garden

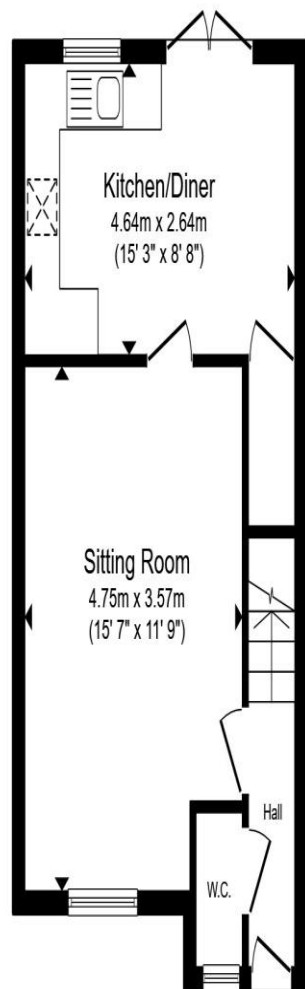
Low maintenance garden with small patio area. Back gate access to allocated parking and garage.

Garage

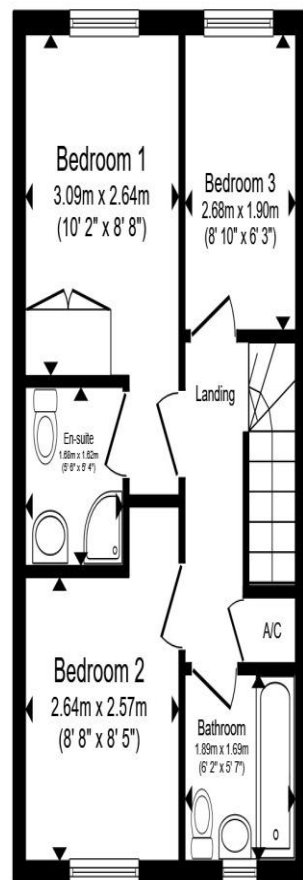
Single garage in a block of 4, concrete flooring with an up and over door.

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 70.6 m² (760 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
Spencer Crescent,
Diss

- ****NO ONWARD CHAIN****
- Three Bedroom Mid Terraced House
- Primary Bedroom With Ensuite
- 11 Minute Walk To Diss Town Centre
- Single Garage And Allocated Parking

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

offers in excess of
£220,000



view this property online williamhbrown.co.uk/Property/DSS111709



Property Ref:
DSS111709 - 0003

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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