



Clements Close, Scole Diss IP21 4EG



**william
h brown**

welcome to

Clements Close, Scole Diss

****OFFERED WITH NO ONWARD CHAIN**** This 2 bedroom detached bungalow featuring a spacious lounge diner, kitchen with separate utility, two double bedrooms, family bathroom and enclosed garden. Including double garage with ample off road parking.

Lounge

14' x 15' 7" (4.27m x 4.75m)

Carpet floor, Electric fireplace, radiator, double glazing sliding door to the rear aspect of the room leading to the rear garden.

Dining Room

12' 4" x 9' 8" (3.76m x 2.95m)

Carpet floor, free flowing into the lounge, double glazed window to rear aspect.

Kitchen

12' 2" x 9' 7" (3.71m x 2.92m)

Wall and base cupboards, radiator, extractor fan, double glazing window to rear aspect, tiled flooring.

Utility Room

6' 9" x 9' 3" (2.06m x 2.82m)

tiled flooring throughout the room, wall and base cupboards, built in wash basin, single door to the double garage.

Conservatory

9' 8" x 7' 9" (2.95m x 2.36m)

Laminate flooring throughout the conservatory, double glazing windows to the rear aspect.

Bedroom 1

10' 1" x 16' 8" (3.07m x 5.08m)

Double glazed window to the front aspect of the property, radiator.

En Suite

Tiled flooring throughout with tiled walls, Single shower cubical, wash basin, W/C, radiator, double glazing window to the front aspect.

Bedroom 2

13' 3" x 9' 8" (4.04m x 2.95m)

Double glazed window to the front aspect of the property.

Bathroom

Tiled walls and flooring throughout, hand wash basin, W/C, double glazed window to side aspect of the property, radiator.

Outside

Spacious driveway offering space for 2-3 cars with some spacious enclosed garden area to the front wrapping around the side of the property. The rear garden offers a brickweave patio and a large turfed area also.

Garage

Concrete flooring, access to the boiler, pitched roof, electric garage door.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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.focalagent.com



welcome to
Clements Close,
Scale Diss

- 2 Bedroom Detached Bungalow
- ****NO ONWARD CHAIN****
- Spacious Rear Garden
- Corner Plot
- Off road parking and Double Garage

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

offers in excess of
£300,000



view this property online williamhbrown.co.uk/Property/DSS111334



Property Ref:
DSS111334 - 0019

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk