



Beech Close, Scole Diss IP21 4EH



welcome to

Beech Close, Scole Diss

Offered with no onward chain, this well-presented two-bedroom semi-detached bungalow in Scole features a spacious lounge, well-maintained kitchen, shower room, and two generous bedrooms. Outside boasts a beautifully kept rear garden with patio, driveway, and garage.

Entrance Porch

Window to front and side aspect, storage cupboard, brick tiled flooring.

Entrance Hall

Airing cupboard, radiator, carpet flooring.

Lounge

10' 9" x 17' 10" (3.28m x 5.44m)

Window to front and rear aspect, radiator, carpet flooring.

Kitchen

10' 8" x 8' 7" (3.25m x 2.62m)

Window to rear, radiator, wall and base units, tiled splash back, integrated appliances, extractor fan, space for washing machine, built in sink, door to rear.

Bedroom 1

11' 10" x 10' 8" (3.61m x 3.25m)

Window to front aspect, radiator, built in wardrobe, carpet flooring.

Bedroom 2

10' 9" x 9' (3.28m x 2.74m)

Window to rear aspect, radiator, carpet flooring.

Shower Room

Window to side aspect, radiator, w/c, wash basin, electric power shower, tiled walls.

Loft Space

Boiler in loft.

Front Garden

Turfed area, patio path leading up to front door.

Rear Garden

Large patio, turfed area, summer house, fenced for boundary, side gate access.

Garage

16' 10" x 8' 3" (5.13m x 2.51m)

Manual up and over door, power, concrete flooring, pitched roof.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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
Beech Close,
Score Diss

- OFFERED WITH NO ONWARD CHAIN
- Charming semi-detached bungalow
- Two double bedrooms
- Well maintained throughout
- Sought-after village location

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

guide price

£240,000



view this property online williamhbrown.co.uk/Property/DSS111373



Property Ref:
DSS111373 - 0006

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