



Fisher Road, Diss IP22 4JR

welcome to

Fisher Road, Diss

A four-bedroom detached family home in Diss, offered with no onward chain, featuring spacious living areas including an open-plan lounge/diner, additional reception room, well-appointed kitchen, utility room, and ground-floor shower room. With an enclosed garden, garage and off-road parking.

Entrance Porch

Front door, door leading to living room.

Cloakroom

Window to rear aspect, tiled walls, w/c, wash basin, shower.

Lounge

12' 7" Max x 17' 3" (3.84m Max x 5.26m)

Window to front aspect, radiator, stairs to bedrooms, carpet flooring.

Dining Room

11' 2" Max x 10' 10" (3.40m Max x 3.30m)

Window to rear aspect, radiator, serving hatch, patio door to side aspect, carpet flooring.

Reception Room

11' 11" x 7' 3" (3.63m x 2.21m)

Windows to side aspect, radiator, tiled flooring.

Kitchen

10' 10" x 8' 8" Into recess (3.30m x 2.64m Into recess)

Window to rear aspect, radiator, wall and base units, standard space for white goods, built in sink, boiler, under stairs cupboard, tiled splash back.

Utility Room

4' 1" x 7' 10" (1.24m x 2.39m)

Door to side aspect, tiled flooring.

Landing

Loft hatch, airing cupboard, carpet flooring.

Bedroom 1

10' 9" x 10' (3.28m x 3.05m)

Window to rear aspect, radiator, built in wardrobes, carpet flooring.

Bedroom 2

11' 9" x 9' 4" (3.58m x 2.84m)

Window to front aspect, radiator, wardrobes, carpet flooring.

Bedroom 3

7' 2" x 11' 9" (2.18m x 3.58m)

Window to rear aspect, radiator, carpet flooring.

Bedroom 4

7' 9" x 8' 10" (2.36m x 2.69m)

Window to front aspect, radiator, carpet flooring.

Bathroom

Window to rear aspect, w/c, bath with over head shower, wash basin, tiled walls, radiator, tiled flooring.

Loft Space

Partially boarded

Front Garden

Attractive corner plot, turfed with mature trees and shrubs.

Rear Garden

Fenced for boundary, turfed, with mature trees and shrubs, patio area, shed.

Parking

Off road parking

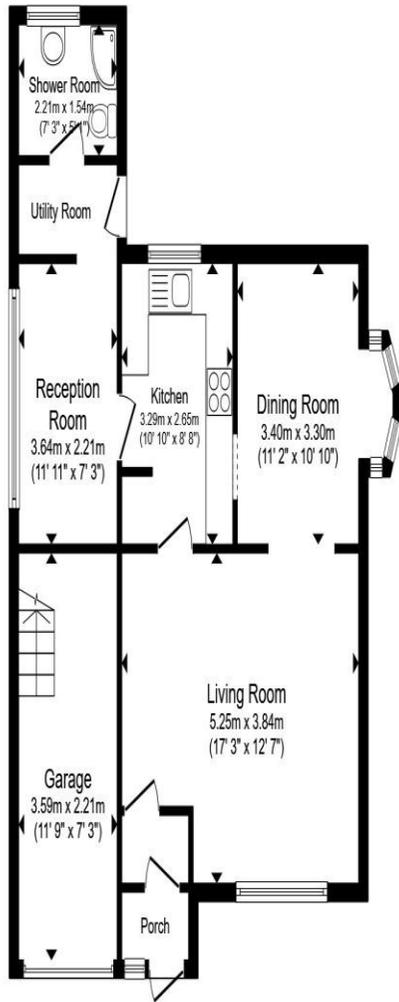
Outbuilding

Integrated garage, concrete flooring.

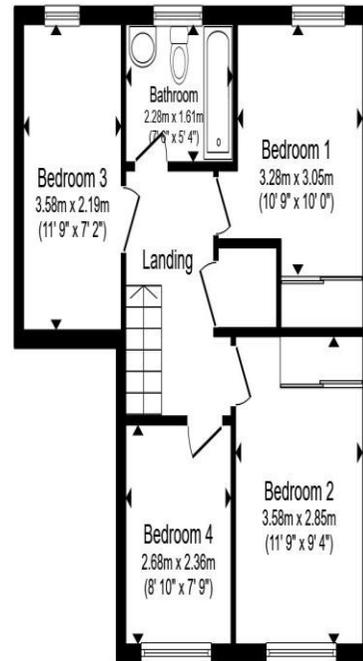
Agents Note

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.



Ground Floor



First Floor

Total floor area 112.6 m² (1,211 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
Fisher Road,
Diss**

- Four-bedroom detached house
- Walking distance of Diss train station and the town centre
- Multiple reception rooms
- Ground floor shower room
- Off-road parking

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

offers in excess of
£325,000



view this property online williamhbrown.co.uk/Property/DSS111543



Property Ref:
DSS111543 - 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.

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