

Jennings Way,Diss IP22 4DP

william h brown

welcome to

Jennings Way, Diss

PERFECT FOR FIRST TIME BUYERS OR INVESTORS A 1 bedroom first floor flat situated in a purpose built block of 4 in this sought after corner of Diss. With gas central heating and Upvc double glazing, this flat is light, bright and spacious and has a very pleasant outlook front and rear.

Location
Jennings Way is just 0.5 miles from the Diss town centre. The town its self a well-served Norfolk market town with 3 supermarkets, post office, banks and a range of local shops with a weekly Friday market. The town its self is located part way between Norwich, Ipswich and Bury St Edmunds making this perfect for road commuting and has a main line rail like to London in just 90 minutes.

Directions
Proceed North up Mount Street and on into Heywood Road. Turn left into Heywood Avenue and then left into Jennings Way. At the "T" junction turn right and the flats are at the end of the cul de sac.

Accommodation
Front Door Into:
Reception Hall
With intercom entry and stairs to first floor.

Entrance Hall
Radiator, gas and electric meter cupboard, telephone point, cloaks cupboard with overhead storage, loft access and carpet.

Kitchen
10' 5" x 8' 5" (3.17m x 2.57m)
Side aspect double glazed window. Fitted kitchen with base units, stainless steel sink and drainer, work surfaces, tiled splashback, pantry and airing cupboard, spaces for washing machine, gas cooker and fridge/freezer. Door connecting to;

Lounge
10' 11" x 13' 5" (3.33m x 4.09m)
Rear aspect double glazed window, radiator, carpet, central heating thermostat, telephone and tv points.

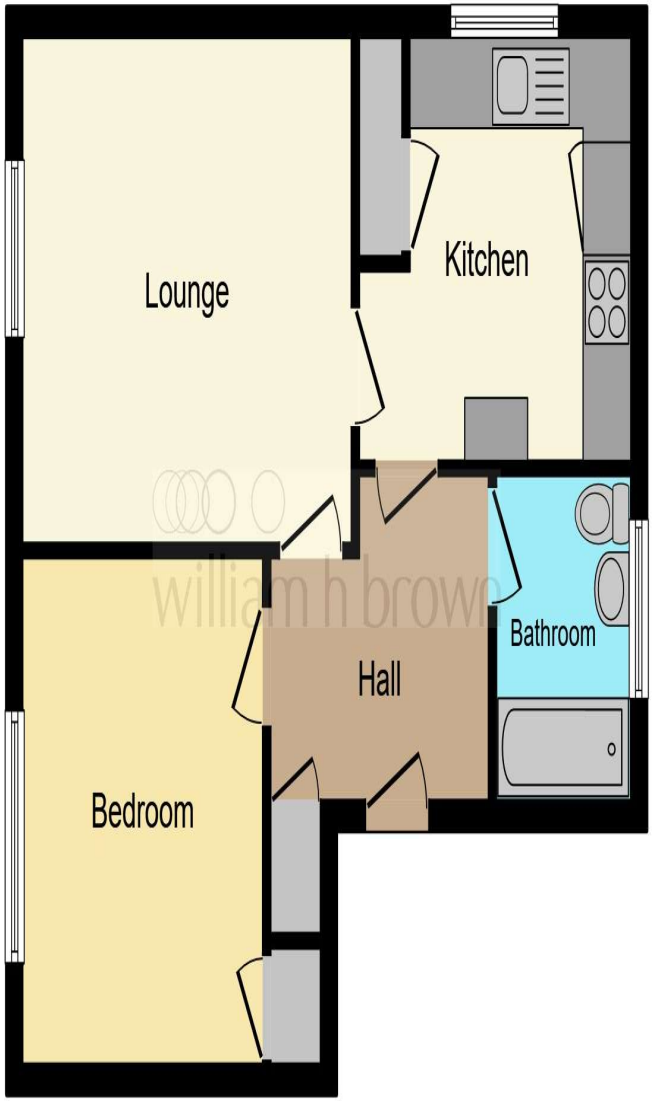
Bedroom One
11' x 9' 10" (3.35m x 3.00m)
Rear aspect double glazed window, built in storage cupboard, radiator, tv point and carpet.

Bathroom
Front aspect double glazed obscured window, panelled bath with mixer taps and shower over, pedestal wash hand basin, wc, part tiled walls and extractor fan.

Outside
To the rear is a laid lawn area with a mature planted flowers, access to a garden shed.

Services
Mains Electricity
Mains Water
Mains Drainage
Mains Gas

Council Tax Band: A
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.







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

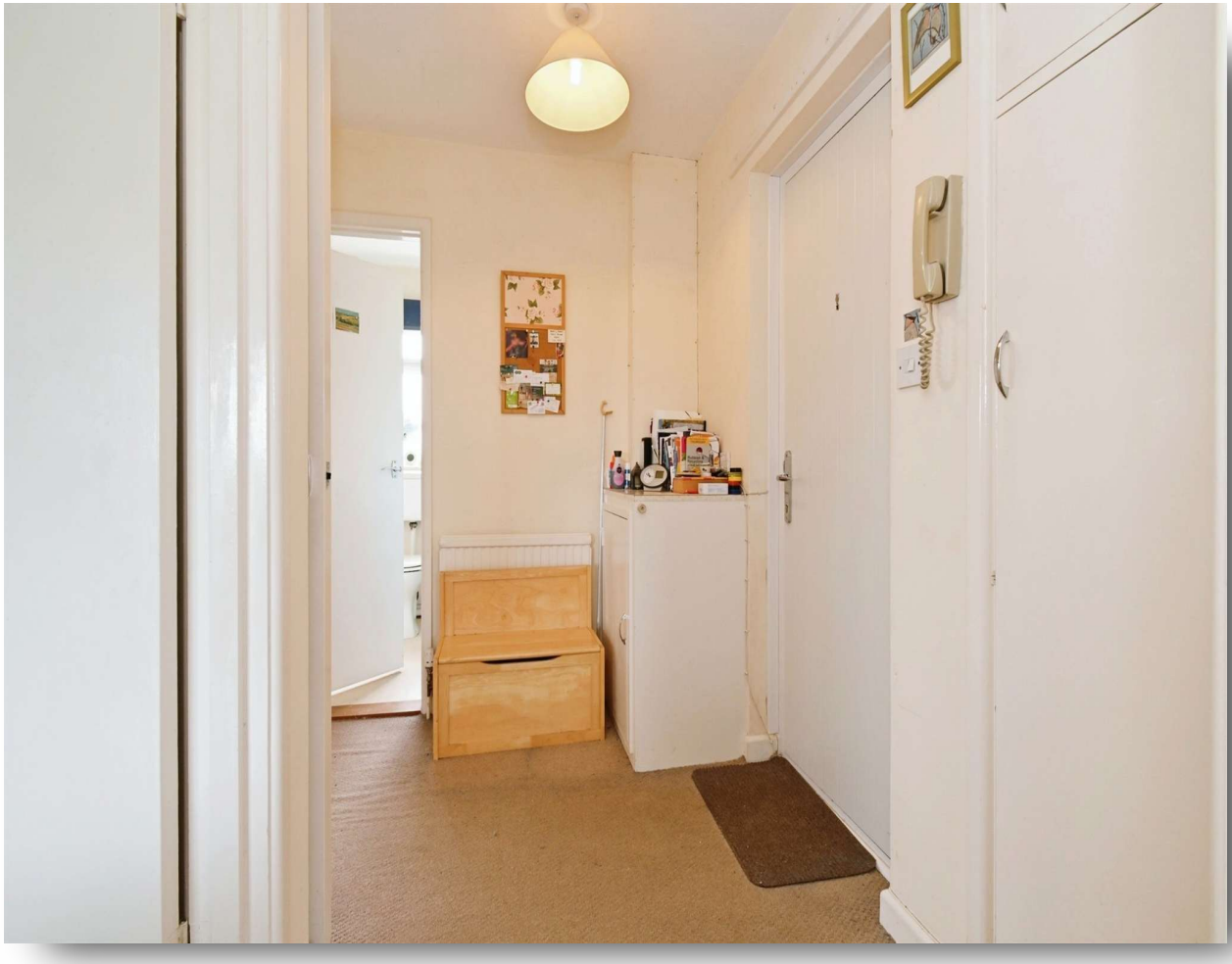
Jennings Way,

Diss

- **PERFECT FOR FIRST TIME BUYERS OR INVESTORS**
- First Floor Flat
- Kitchen & Living Room
- One Bedroom
- UPVC Double Glazing

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£110,000



view this property online williamhbrown.co.uk/Property/DSS111916

The Property Ombudsman

Property Ref:
DSS111916 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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