



**Spencer Crescent, Diss IP22 4UF**

**welcome to**

## **Spencer Crescent, Diss**

This property is a must-see for those seeking a comfortable and conveniently located home in Diss.

### **Accommodation**

#### **Entrance Hall**

Laminate flooring and radiator.

#### **Cloakroom**

Lino flooring, low level WC, wash hand basin, radiator and fuse board.

#### **Kitchen**

8' 5" x 6' 7" ( 2.57m x 2.01m )

Base and eye level units with adjoining worktop. Integrated oven with gas hob and extractor hood over. Enclosed wall mounted boiler. Space for fridge/freezer and washing machine. Sink with mixer tap over. Window to front aspect.

#### **Living Room**

14' 2" x 13' 1" ( 4.32m x 3.99m )

Laminate flooring, under stairs cupboard, radiator and French doors into rear garden.

#### **Landing**

Carpeted flooring and loft hatch.

#### **Bedroom One**

11' 6" x 10' 2" ( 3.51m x 3.10m )

Carpeted flooring, storage cupboard, radiator and two windows to front aspect.

#### **Bedroom Two**

12' 3" x 6' 9" ( 3.73m x 2.06m )

Carpeted flooring, radiator and window to rear aspect.

#### **Bathroom**

Laminate flooring, P shape bath with shower over, wash hand basin, low level WC, radiator and window to rear aspect.

### **Loft Space**

Partially boarded.

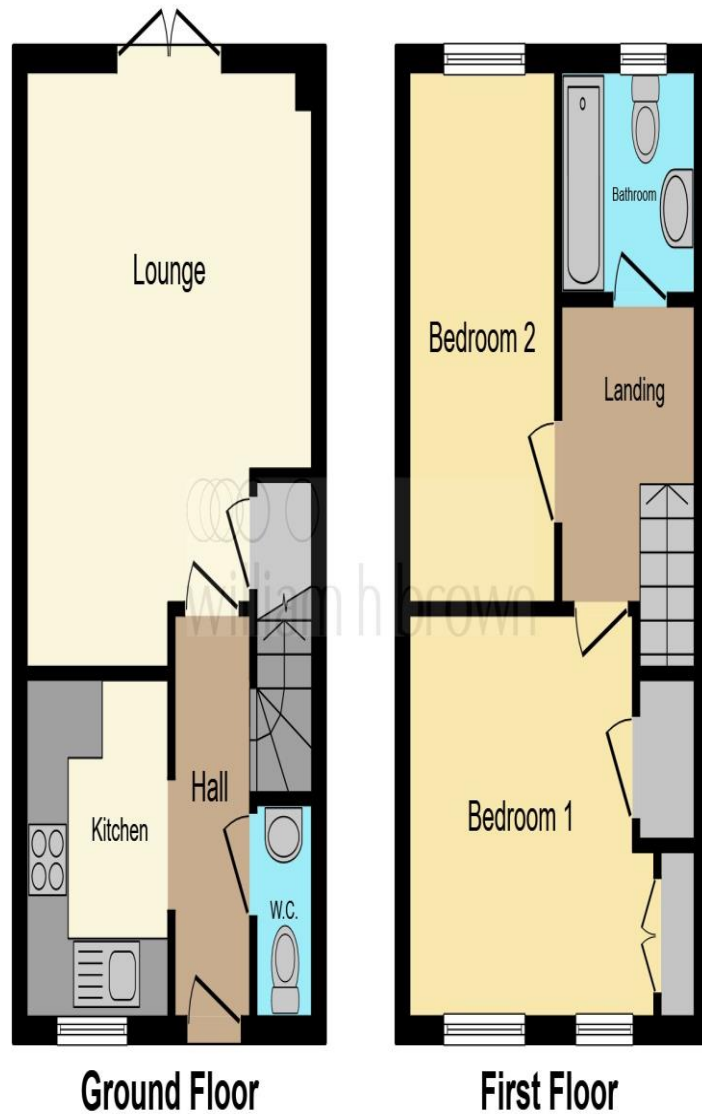
### **Outside**

#### **Front Garden**

Hedge enclosed with path to front door.

#### **Rear Garden**

Fence enclosed, mostly laid with artificial grass, shed and Summerhouse to remain and patio area. Gate to rear providing access to two parking spaces.



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](http://www.focalagent.com)



**welcome to**  
**Spencer Crescent,**  
**Diss**

- End Terrace House
- Two Bedrooms
- First Floor Bathroom & Ground Floor Cloakroom
- Living Room To Rear With French Doors
- Two Allocated Parking Spaces

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

offers over  
**£200,000**



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