



**Waveney Court, Diss IP22 4EW**



***welcome to***

## **Waveney Court, Diss**

Well-maintained throughout, this linked detached bungalow offers a spacious lounge with electric fireplace, kitchen, two generous bedrooms, and a modern shower room with walk-in shower. Enjoy a wrap-around garden with patio and views over Diss Golf Course.

### **Entrance Hall**

Front door, airing cupboard, storage, electric heater, loft hatch, carpet flooring.

### **Lounge**

10' 4" Max x 10' 2" ( 3.15m Max x 3.10m )

Patio door to side aspect, electric fire place, carpet flooring.

### **Kitchen**

9' 8" x 4' 9" ( 2.95m x 1.45m )

Window to rear and side aspect, wall and base units, built in sink, electric hob, tiled splash back, integrated oven, lino flooring.

### **Bedroom 1**

9' 6" x 9' 1" ( 2.90m x 2.77m )

Window to side aspect, electric heater, carpet flooring.

### **Bedroom 2**

9' 6" x 5' 11" ( 2.90m x 1.80m )

Window to side aspect, carpet flooring.

### **Bathroom**

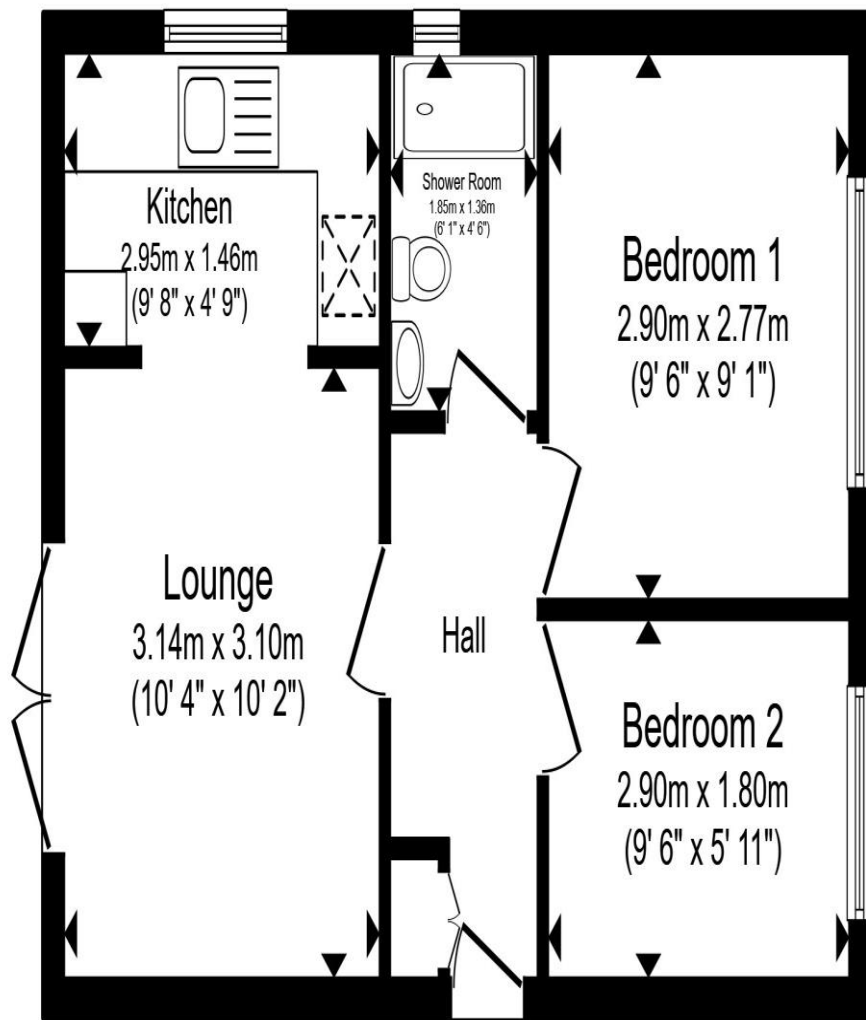
Window to rear aspect, w/c, wash basin, walk in shower, spot lights, heated towel rail.

### **Rear Garden**

Wrap around garden, patio area, view of the golf course.

### **Parking**

Allocated parking space.



Total floor area 35.5 m<sup>2</sup> (382 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](http://www.propertybox.io)

  
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## welcome to Waveney Court, Diss

- Two bedroom linked detached bungalow
- Spacious lounge with electric fireplace
- Allocated Parking Space
- Wrap-around garden
- Views overlooking Diss Golf Course

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 792.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

# £190,000



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Property Ref:  
DSS111463 - 0003

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