



Heatherland Common Road, Shelfanger Diss IP22 2DP

welcome to

Heatherland Common Road, Shelfanger Diss

'Heatherland, Common Road, Shelfanger

We are acting in the sale of the above property and have received an offer of £200,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place'

Lounge

14' 4" x 11' 3" (4.37m x 3.43m)

Window to front aspect, front door, radiator, fireplace, carpet flooring.

Reception Room

6' 11" x 8' 7" (2.11m x 2.62m)

Window to front aspect, radiator, stair access.

Hallway

5' 5" x 5' 11" (1.65m x 1.80m)

Window to rear aspect, radiator, tiled flooring.

Kitchen

15' 6" x 12' (4.72m x 3.66m)

Window to rear aspect, wall and base units, radiator, built in sink, tiled splash back, carpet flooring.

Utility Room

5' 6" x 8' 5" (1.68m x 2.57m)

Window to rear aspect, base units, door to side aspect, carpet flooring.

Landing

Restricted head height.

Bedroom 1

11' 10" x 11' 1" (3.61m x 3.38m)

Window to front aspect, storage cupboard, carpet flooring.

Bedroom 2

8' 8" x 8' (2.64m x 2.44m)

Window to rear aspect, radiator, carpet flooring.

Bedroom 3

10' 9" x 5' 5" (3.28m x 1.65m)

Window to side aspect, radiator, carpet flooring.

Bathroom

Window to front and rear aspect, walk in shower room, wash basin, w/c, radiator, tiled walls, hard flooring.

Loft Space

Access from kitchen.

Front Garden

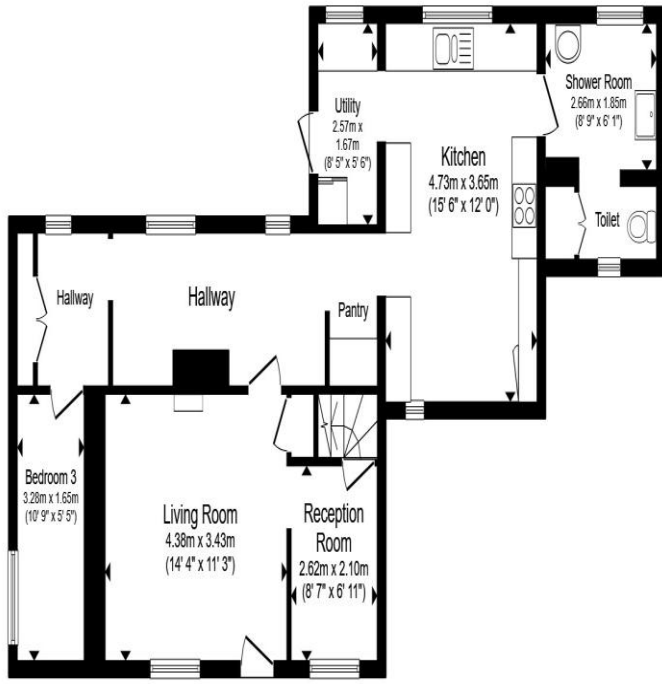
Fully turfed

Rear Garden

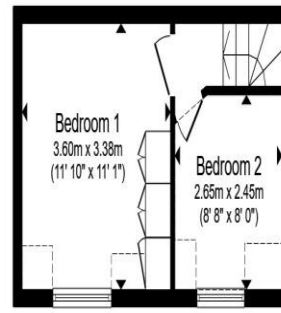
Patio area, large turfed area, garden shed, hedging for boundary.

Parking

Off road parking.



Ground Floor



First Floor

Total floor area 97.8 m² (1,053 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
Heatherland Common Road,
Shelfanger Diss

- OFFERED WITH NO ONWARD CHAIN
- Charming three-bedroom detached cottage
- Character features
- Kitchen with separate utility room
- Ground floor bathroom

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

£200,000



view this property online williamhbrown.co.uk/Property/DSS111459



Property Ref:
DSS111459 - 0023

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