



**Hall Hills, Diss IP22 4LP**



## welcome to

### Hall Hills, Diss

This spacious four-bedroom detached home in Diss offers multiple reception rooms, a conservatory, lovely gardens, off-road parking, a garage, all within easy reach of local amenities and the train station. Offered with no onward chain and presents an excellent opportunity to create a family home.

#### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

#### Entrance Hall

Storage cupboard, carpet flooring.

#### Shower Room

Window to side aspect, shower cubical, w/c, wash basin, tiled walls, laminate flooring.

#### Lounge

11' 4" x 19' 6" ( 3.45m x 5.94m )

Window to front aspect, door to conservatory, electric fire place, carpet flooring.

#### Dining Room

12' x 9' 10" ( 3.66m x 3.00m )

Window to rear aspect, serving hatch, carpet flooring.

#### Kitchen

11' 2" x 9' 1" ( 3.40m x 2.77m )

Window to rear aspect, wall and base units, serving hatch, built in sink, tiled flooring.

#### Utility Room

11' 2" x 4' 8" ( 3.40m x 1.42m )

Window to rear aspect, space for white goods.

#### Conservatory

8' 7" x 11' 2" ( 2.62m x 3.40m )

Double glazed surroundings, carpet flooring.

#### Landing

Window to front aspect, stair lift, airing cupboard, carpet flooring.

#### Bedroom 1

12' 1" x 10' 5" ( 3.68m x 3.17m )

Window to rear aspect, built in wardrobe, carpet flooring.

#### Bedroom 2

10' 7" x 11' 11" ( 3.23m x 3.63m )

Window to rear aspect, built in wardrobe, carpet flooring.

#### Bedroom 3

8' 3" x 10' 8" Into recess ( 2.51m x 3.25m Into recess )

Window to front aspect, built in wardrobe, carpet flooring.

#### Bedroom 4

8' 10" x 9' 8" ( 2.69m x 2.95m )

Window to rear aspect, built in wardrobe, carpet flooring.

#### Bathroom

Window to front aspect, w/c, wash basin, bath tub, tiled walls.

#### Rear Garden

Patio and turfed lawn.

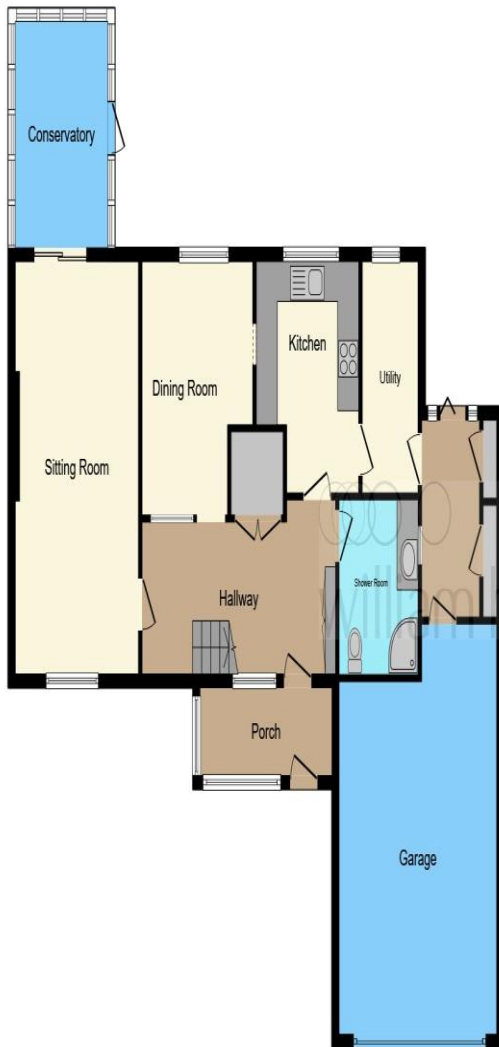
#### Parking

Off road parking.

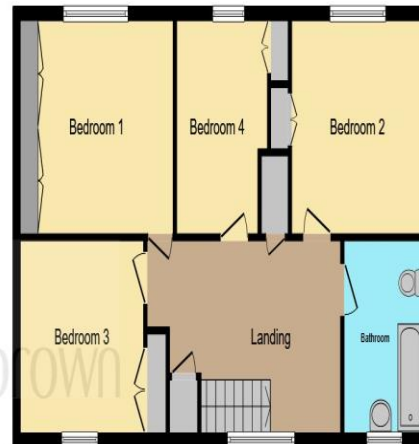
#### Outbuilding

20' 2" x 15' 3" ( 6.15m x 4.65m )

Brick built, electric garage door, fully boarded, concrete flooring.



**Ground Floor**



**First Floor**

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**  
**Hall Hills,**  
**Diss**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OFFERED WITH NO ONWARD CHAIN
- Spacious four-bedroom detached house

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

guide price  
**£375,000**



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Property Ref:  
DSS111428 - 0003

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