



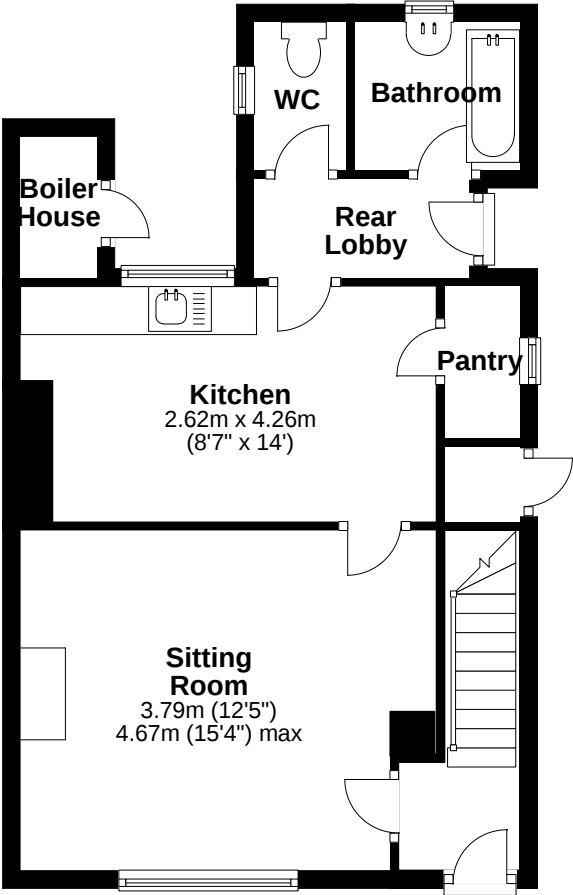
10 Common Road
Gissing
Diss
Norfolk

Guide Price: £115,000
No Onward Chain
Ref: 14248/GT



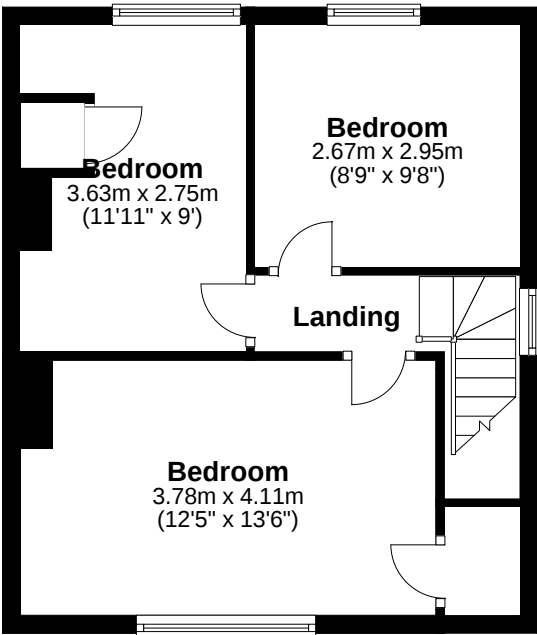
Ground Floor

Approx. 42.7 sq. metres (459.6 sq. feet)

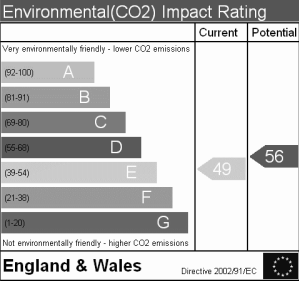
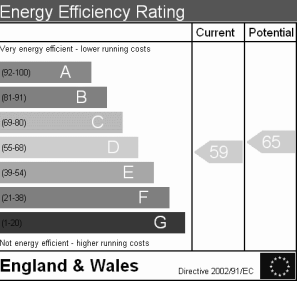


First Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



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A semi-detached house set in a quiet village cul-de-sac with farmland views to the rear.

Sitting room, kitchen with pantry, bathroom and cloakroom, 3 first floor bedrooms.

Requiring modernising and set in a generous size garden of 0.17 acre.

Location: The property is set at the end of a cul-de-sac in the peaceful rural village of Gissing which has a public house, Gissing Hall Hotel, school activity centre along with a fine church and a bowling green. The village lies in an attractive area of south Norfolk around 4 miles north of Diss, which is a thriving market town situated on the Norfolk/Suffolk borders. Diss provides a wide selection of local and national shopping, schooling through to sixth form level, various sporting and leisure amenities. There is a mainline railway station providing regular commuter services to Norwich, Ipswich and London Liverpool Street. The fine cathedral and regional city of Norwich lies around 20 miles to the north, the business and cultural centre of East Anglia. Gissing combines the benefits of rural village living with manageable access to wider amenities.

The Property: 10 Common Road is being offered for sale for the first time in 66 years, having been occupied by three generations of the same family over that time. It was purchased from the local authority some years back and would now benefit from a scheme of improvements. A red brick semi-detached house set beneath a pantiled roof, the internal living space is well proportioned with ample scope to further extend the building out into the large gardens (subject to local council consent). It is worth noting that the property is available with no onward sale chain.

Outside: A driveway leads in off the cul-de-sac to a parking area where one could erect a garage/car port (STPP). The gardens to the rear extend back some 100' and overall the plot extends to approximately 0.17 acre (0.070 ha).

Services: Mains water, drainage and electricity are connected to the property. Oil fired boiler supplying radiator heating system and domestic hot water. Please note that the services/appliances/central heating and heating system/plumbing and electrical installations have not been tested by the selling agents and the purchasers must satisfy themselves as to the condition and warranty of these items.

Directions: From Diss town centre head up Mount Street into Heywood Road, following the road around a right hand bend out into the countryside. Head into the village of Burston turning left into Gissing Road. In the village go past the bowling green and into Upper Street and bear right at the T-junction. In about 200 yards turn left into the cul-de-sac where No 10 will be seen at the end on the right hand side clearly indicated by our sale board.

Viewing: Strictly by appointment with TW Gaze, 10 Market Hill, Diss, Norfolk IP22 4WJ - Telephone (01379) 641 341.

Freehold

Postcode: IP22 5UR

