



**Twiss Close, Roydon Diss IP22 5RW**

**welcome to**

## **Twiss Close, Roydon Diss**

A two-bedroom link-detached bungalow in the popular village of Roydon near Diss, offering a functional kitchen, spacious lounge, two bedrooms and a bathroom with walk-in shower, along with a lovely rear garden featuring a patio and garden shed. Further benefits include a garage and driveway.

### **Entrance Hall**

Cupboards, radiator, carpet flooring.

### **Garage**

18' 1" x 7' 9" ( 5.51m x 2.36m )  
Electric door, concrete flooring.

### **Cloakroom**

Window to front aspect, radiator, w/c.

### **Shower Room**

Window to front aspect, walk in shower, wash basin, radiator, tiled flooring.

### **Lounge**

13' 11" x 9' 6" ( 4.24m x 2.90m )

Window to side aspect, radiator, carpet flooring.

### **Kitchen**

10' 10" x 10' 4" ( 3.30m x 3.15m )

Window to side aspect, wall and base units, gas hob, boiler, radiator, integrated oven, space for washing machine, built in sink, door to garden.

### **Bedroom 1**

10' 11" x 15' 4" Max ( 3.33m x 4.67m Max )

Window to side aspect, built in wardrobes, carpet flooring.

### **Bedroom 2**

9' x 9' ( 2.74m x 2.74m )

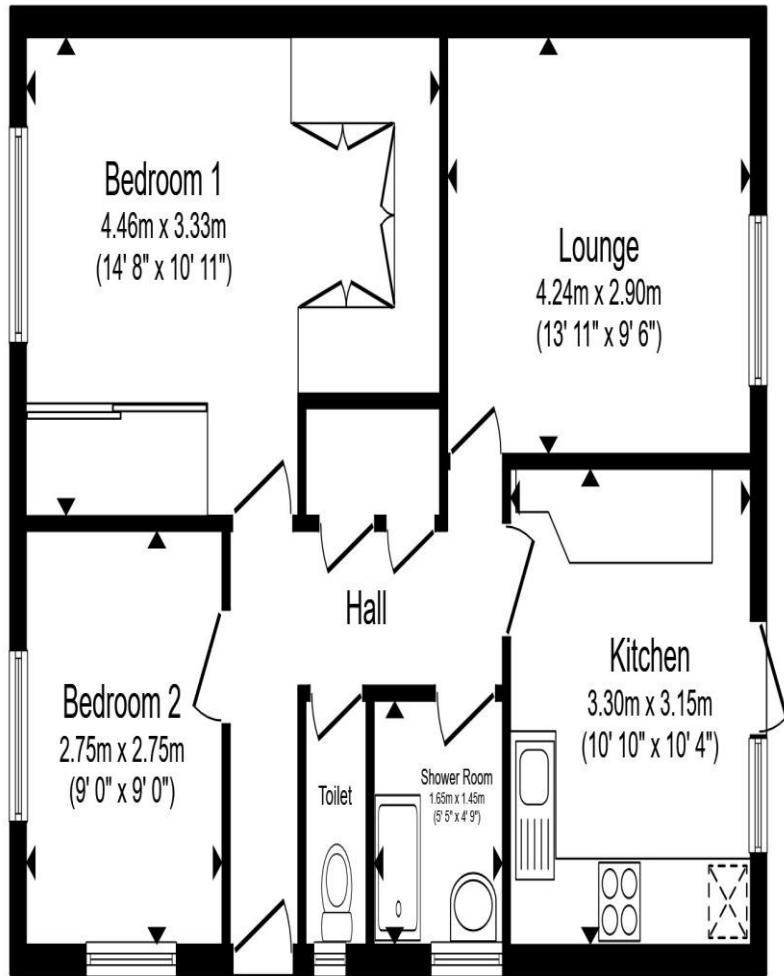
Windows to side and front aspect, radiator, carpet flooring.

### **Rear Garden**

Small patio area, turfed, access to garage, garden shed.

### **Parking**

Off road parking



**Floor Plan**

Total floor area 60.3 m<sup>2</sup> (649 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)



welcome to  
**Twiss Close,  
Roydon Diss**

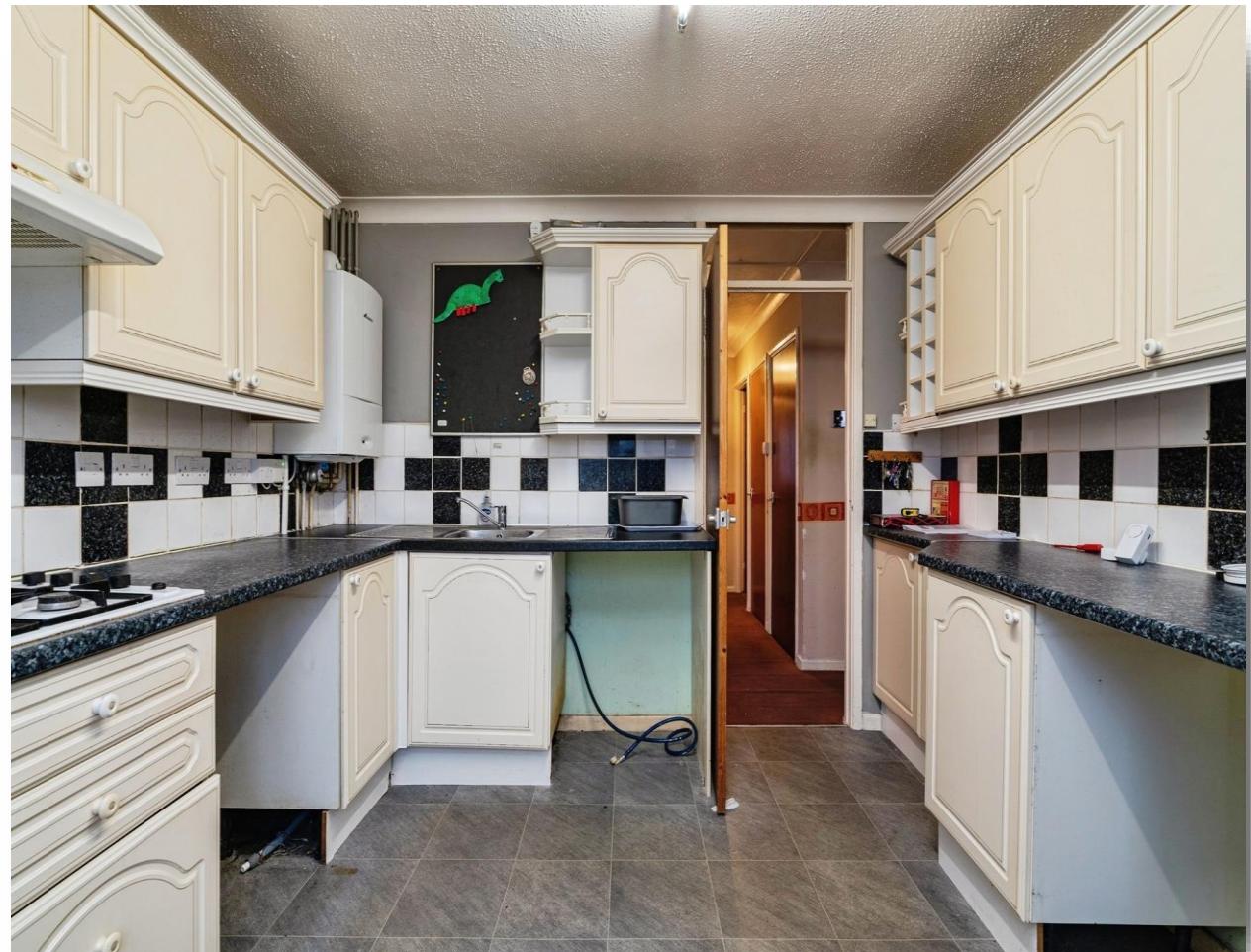
- GUIDE PRICE £210,00 - £220,000
- Two-bedroom link-detached bungalow
- Offered with no onward chain
- Driveway for off road parking
- Popular village location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£210,000**



**view this property online** [williamhbrown.co.uk/Property/DSS111341](http://williamhbrown.co.uk/Property/DSS111341)



Property Ref:  
DSS111341 - 0002

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.



**01379 644719**



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



**williamhbrown.co.uk**