



Fisher Road, Diss, IP22 4JR
Guide Price £90,000



Situated within walking distance of the train station, this first floor apartment provides light and spacious rooms throughout offering plenty of potential benefitting from gardens and allocated off-road parking. No onward chain.

Fisher Road, Diss

Key Features

- Walking distance to train station
- Off-road parking
- No onward chain
- First floor apartment
- Ideal for first time buyers
- Gardens
- Council Tax Band A
- Leasehold
- Energy Efficiency Rating F.

Situation

Located towards the east of Diss the property is well positioned upon a small close surrounded by similar attractive properties ranging from houses, bungalows and of course apartments, all within short walking distance of the mainline railway station and beyond town centre. The historic market town of Diss is found on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a purpose built one bedroom first floor flat having been built some 30 or so years ago by a national firm of builders and within a building comprising of three other similar properties of traditional brick and block cavity wall construction under a pitched interlocking tiled roof. Being a leasehold flat the property is held on a lease with there being the residue of 82 years remaining. As such there are obligations and associated costs with the ground rent and service charges. The Agent understands the ground rent to be approximately £57.00 per annum with the service charge being in the regions of £33.00 per year.

Externally

The property is found upon a corner plot style position set back from the road and having demise gardens to the front being predominantly laid to lawn. Additionally there is the benefit of allocated off-road parking found towards the rear of the building and upon a hard standing driveway set back from the road.



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The rooms are as follows:

RECEPTION ROOM: 14' 11" x 9' 0" (4.56m x 2.75m) maximum measurements.

With window to side being a spacious reception room giving access to kitchen, bedroom and bathroom.

KITCHEN: 9' 8" x 5' 2" (2.96m x 1.59m)

With window to side, the kitchen offers a good range of wall and floor units, work surfaces, stainless steel sink with drainer and mixer tap, space for white goods.

BEDROOM: 11' 1" x 11' 8" (3.40m x 3.58m) maximum measurements.

With window to side being a double bedroom having built-in storage cupboard to side.

BATHROOM: 6' 11" x 5' 4" (2.12m x 1.64m)

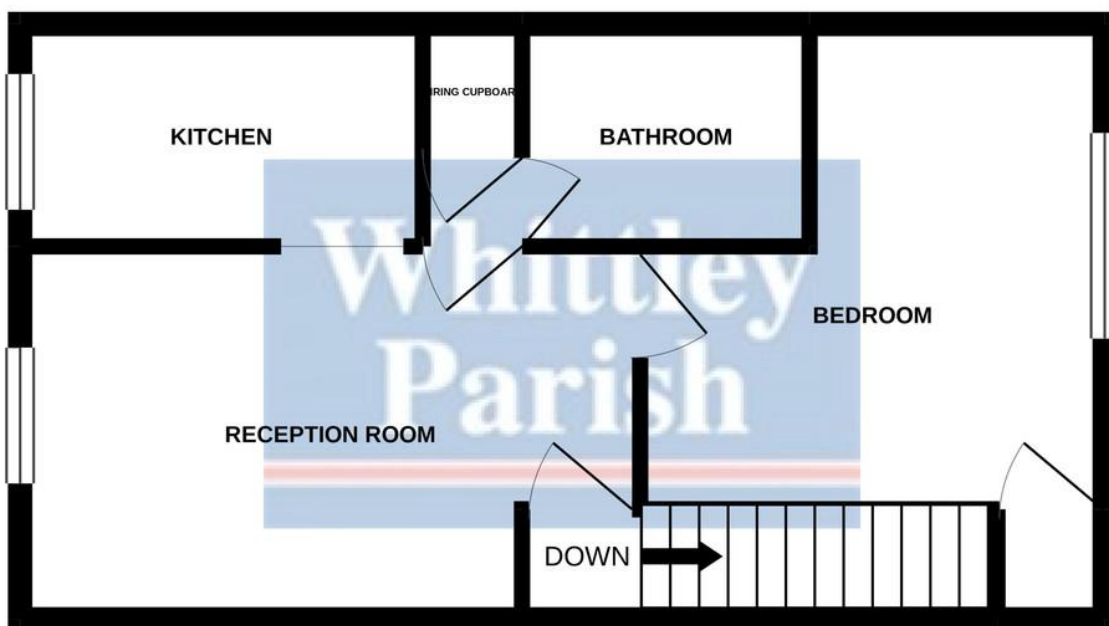
With panelled bath, low level wc and hand wash basin.

VIEWINGS: Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 7951



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 377 sq.ft. (35.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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