



Roydon Road, Diss, IP22 4LN
Offers Over £180,000



This beautiful two-bedroom town house is superbly located in the town centre found in a secluded position. Benefiting from a designated parking space and low maintenance living.

Roydon Road, Diss

Key Features

- No onward chain
- Centrally located within town
- Council Tax Band B
- Ideal for first time buyers
- 2 Double bedrooms
- Freehold
- Designated parking space
- Council tax band B
- Energy Efficiency Rating D.

Situation

Nestled away in a secluded setting, the property is one of six found in a private and attractive courtyard and being ideally located within the town centre and within a short stroll from the high street, Mere and to open rural countryside. 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 facilities alongside a mainline railway station with regular and direct services to London Liverpool Street Norwich.

Description

The property itself comprises a spacious two bedroom semi detached town house, having been converted some 30 or so years ago and offering accommodation in the regions of 700 sq ft. Heated by a new modern gas fired combination boiler via radiators. The layout is well designed with a spacious lounge/diner, kitchen to side and high floor to ceiling heights accentuating the feeling of space and light. The two bedrooms at first floor level are generous double bed size rooms, centred around a modern bathroom. Externally to the front of the property there is adequate space for a barbeque/outside sitting area. The front of the property was also redecorated last summer.



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The accommodation is as follows

RECEPTION ROOM:

Found to the front aspect of the property being a light bright and airy room serving manager lounge and dining room, solid wood door on first century high floor to ceiling heights stairs rising to first floor level with under stairs storage cupboard beneath. Access through to the kitchen.

KITCHEN:

Double aspect room with windows to the front and side. The kitchen offers an extensive range of wall and floor units with marble effect roll top work surfaces and oak fronted units. Four ring electric touch hob with extractor above and oven below. Inset stainless steel sink with drainer and mixer tap. Space for white goods.

FIRST FLOOR LEVEL - LANDING:

With access to the two bedrooms and bathroom. Access to loft space above

BEDROOM ONE:

With window to the front aspect. A spacious double bed size room. Views over Diss.

BEDROOM TWO:

Again with window to the front aspect. Semi vaulted ceiling. A good double bed size room.

BATHROOM:

A modern three-piece suite in white with panelled bath shower over, low-level wc and wash hand basin. Laminate flooring.

OUR REF: 8252



Roydon Road, Diss



Floor 0



Floor 1



Approximate total area⁽¹⁾

629.88 ft²

Reduced headroom

21.38 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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