

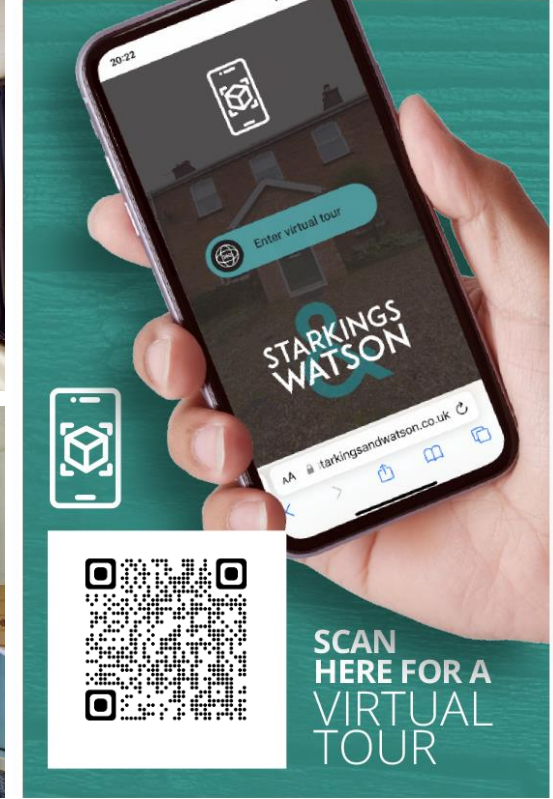
CLEMENT GARDENS

Victoria Road, Diss IP22 4JW

Freehold | Energy Efficiency Rating : D

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FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain!
- Link-Detached Chalet & Garage
- Great Access For Town & Train Station
- Main Front Reception Room
- Separate Kitchen
- Three Bedrooms Over Two Floors
- Bathroom & W.C
- Front & Rear Gardens

SUMMARY

NO CHAIN. Located on a **SMALL CUL-DE-SAC** just off **VICTORIA ROAD** in the heart of **DISS**, this property offers easy access for the town centre and train station. Having been recently rented the property would suit a range of potential purchasers, and internally offers an entrance hallway, **GENEROUS MAIN RECEPTION ROOM** with doors onto the front garden and a fireplace, as well as stairs to the first floor landing, inner hallway with family bathroom, **BEDROOM/RECEPTION ROOM** and **SEPARATE KITCHEN**. On the first floor you will find **TWO DOUBLE BEDROOMS** and a **W.C**. Externally there are private front gardens with a brick wall enclosing, as well as generous and private **REAR GARDENS**. In addition you will find a single garage to the front. The property offers **GAS FIRED CENTRAL HEATING** and **uPVC double glazing**.

SETTING THE SCENE

The property is approached via a semi-shared pathway with the adjoining property. There is gated access to the side, leading to the private front garden and the main entrance door, which leads to the entrance lobby.

THE GRAND TOUR

Entering the main entrance door into the entrance porch you will find access to the rear garden and a door to the main reception room. The main reception offers a fireplace, doors leading out onto the front garden and stairs to the first floor landing. From this room there is access to the inner hallway where you will find a built-in cupboard and the main bathroom. Access is also given to the kitchen and ground floor bedroom/reception overlooking the rear garden - a useful room with flexible options. The kitchen offers a range of built-in units and plenty of space for a range of white goods. The kitchen also gives access to the side and rear garden. Heading up to the first floor landing you will find a useful **W.C** and then access to two double bedrooms - one overlooking the front and another to the rear, both with built-in storage.

THE GREAT OUTDOORS

You will find private gardens to the front and rear of this property. To the front, accessed from the pathway via a secure gate or internally from the sitting room is an enclosed walled front garden. Mainly paved and shingled for ease of maintenance, the garden offers an array of mature trees and shrubs. A pathway leads around the side of the chalet



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to the equally private rear garden offering more space than expected. The rear garden is fully paved as well as offering large planting borders.

OUT AND ABOUT

This property is located within a small cul-de-sac off Victoria road, easy walking distance of the town centre and also mainline railway station with regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities being only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

FIND US

Postcode : IP22 4JW

What3Words : ///professed.taller.registers

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property

AGENTS NOTE

Buyers are advised the property doesn't offer any specific off road parking but does have the benefit of a single garage. The initial pathway approach is shared with the adjoining property.

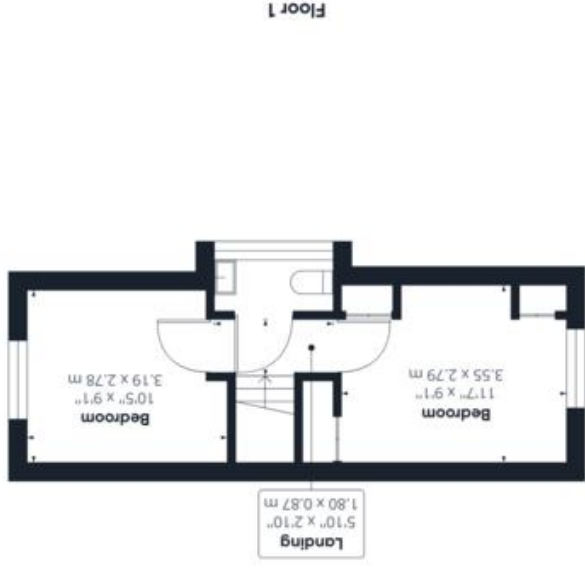
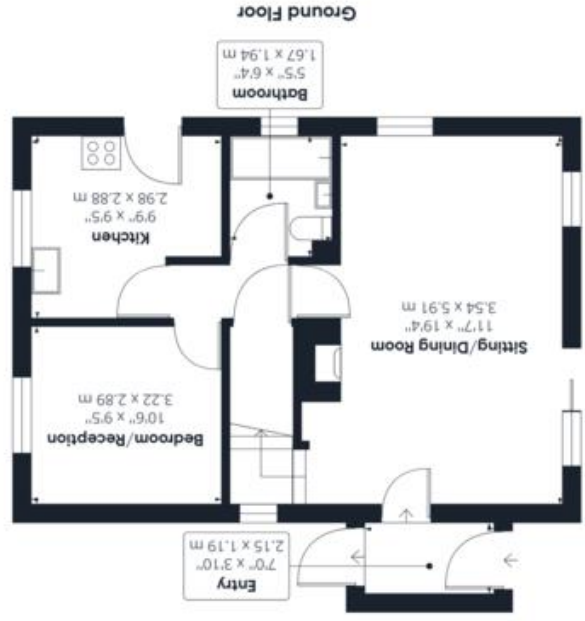
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area⁽¹⁾

797.22 ft²
74.06 m²

(1) Excluding balconies and terraces

GIRAFFE 360

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