

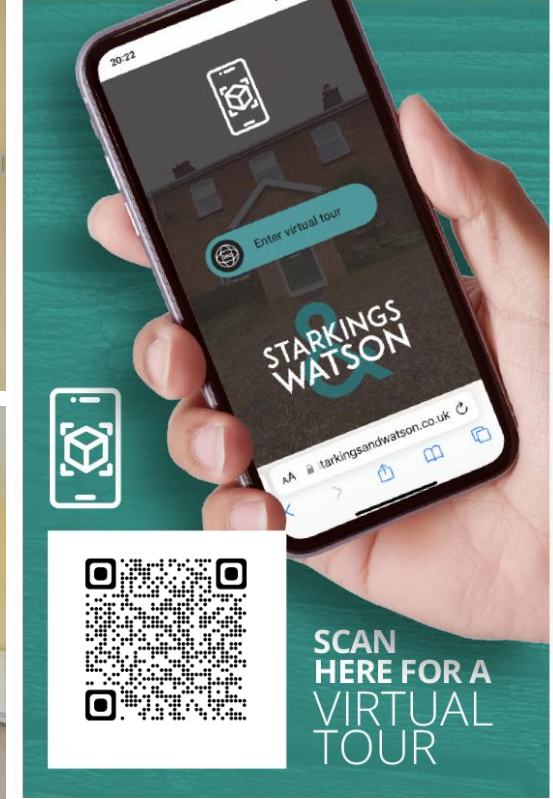
COBBOLD STREET

**Diss IP22 4YW**

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01379 450950

**FOR SALE**  
**PROPERTY**



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- NO CHAIN!
- Corner Plot
- Semi-Detached Home
- Two Reception Rooms
- Separate Kitchen
- Three Ample Bedrooms
- Private Side and Rear Gardens
- Driveway Parking & Garage

#### IN SUMMARY

NO CHAIN! located on a quiet residential road within a sought after part of town you will find this SEMI DETACHED HOME offered with no onward chain and ideal for the first or next step on the property ladder. The property has been a successful rental and offers a little more than first meets the eye. Occupying a corner plot means the garden is bigger than expected and offers EXTENSION POTENTIAL as well as a generous garage and driveway parking. Internally there are two reception rooms, a separate kitchen, three bedrooms and a family bathroom offering a blank canvas. The property also benefits from a recently installed gas fired boiler and uPVC double glazing.

#### SETTING THE SCENE

From the front, you will find the property occupying a corner plot with driveway parking and a single garage to the side. To the front there is a low level wall with shingled front and side garden and pathway leading to the main entrance door.

#### THE GRAND TOUR

Stepping inside the house you will find an entrance hallway with stairs to the first floor. The hall leads through to the main reception room overlooking the frontage with under stairs cupboard. The main reception flows through into the dining room with doors onto the rear garden and access via an arch into the kitchen. The kitchen offers a range of units with rolled edge worktops over. You will find integrated oven and gas hob with space for all other white goods. The gas boiler is found wall mounted in the kitchen also as well as rear door leading out to the garden. Heading up to the first floor landing there is a loft hatch and cupboard. You will find a family bathroom with bath and shower over, two double bedrooms both with fitted wardrobes one to the front and one to the rear as well as a third single bedroom to the front.

#### THE GREAT OUTDOORS

The rear garden is relatively private and mostly laid to lawn with the addition of a paved patio and shingles area as well as planting and shrubs. You will find gated access to the front as well as a rear door to the garage. The garden is enclosed with timber fencing.

#### OUT & ABOUT

The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has



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proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

#### FIND US

Postcode : IP22 4YW

What3Words : ///squeaks.expired.shipwreck

#### VIRTUAL TOUR

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

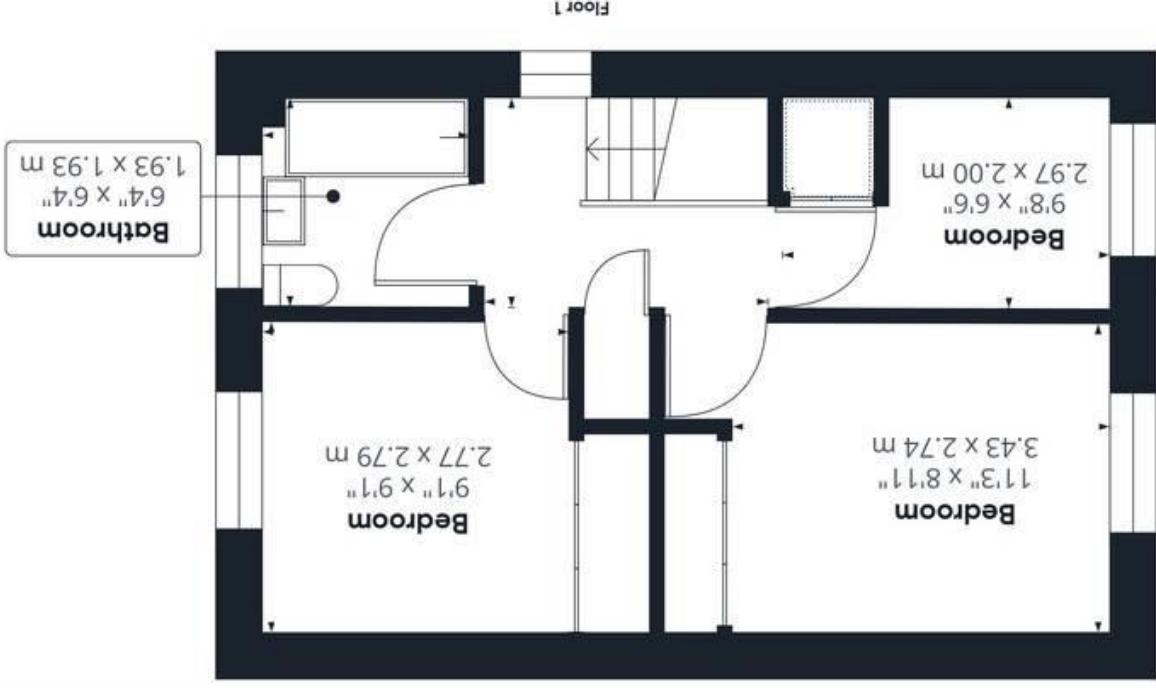
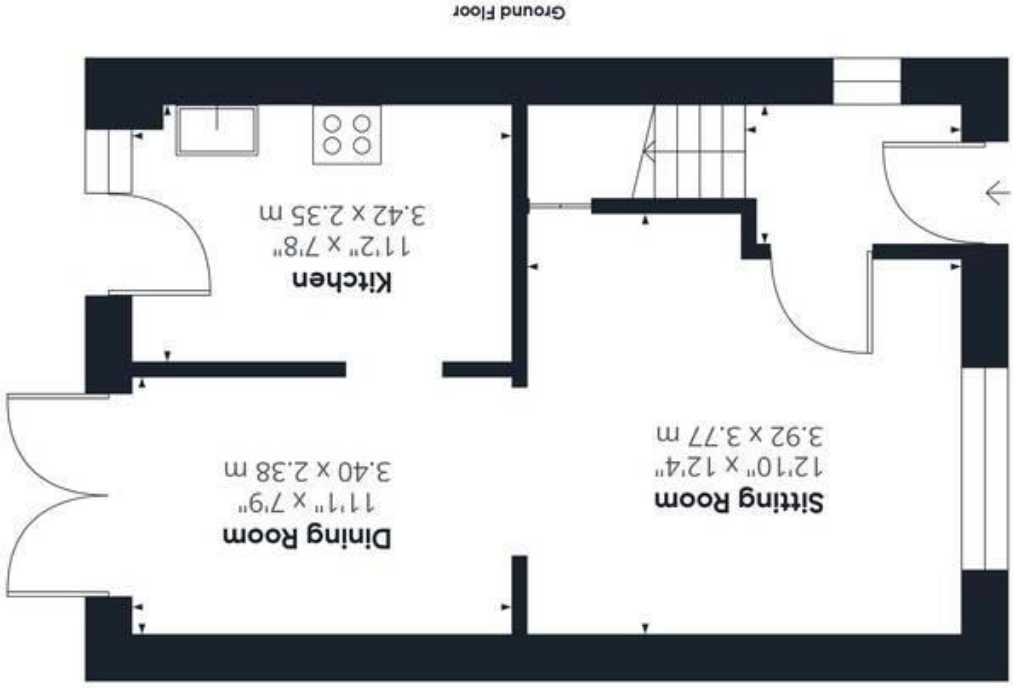
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Price:



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Approximate total area<sup>m</sup>  
736.55 ft<sup>2</sup>  
68.43 m<sup>2</sup>

(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.