



**Martyn Close, Palgrave Diss IP22 1FB**

**welcome to**

## **Martyn Close, Palgrave Diss**

Offered with 75% share, this well-maintained two-bedroom semi-detached home offers a spacious lounge, modern kitchen, and a convenient downstairs W/C. Upstairs are two bedrooms and a family bathroom, complemented by an enclosed rear garden and driveway.

### **Entrance Hall**

Front door, radiator, hard flooring.

### **Cloakroom**

W/C, wash basin, radiator, hard flooring.

### **Lounge**

16' 4" Max x 16' 1" Max ( 4.98m Max x 4.90m Max )  
Window to rear aspect, radiator, patio door to rear aspect, under stairs storage, hard flooring.

### **Kitchen**

8' x 8' 4" ( 2.44m x 2.54m )  
Window to front aspect, wall and base units, built in sink, integrated appliances, electric hob / oven, space for washing machine, hard flooring.

### **Landing**

Loft hatch, carpet flooring.

### **Bedroom 1**

13' 9" Max x 9' 11" Max ( 4.19m Max x 3.02m Max )  
Window to rear aspect, radiator, built in cupboard, carpet flooring.

### **Bedroom 2**

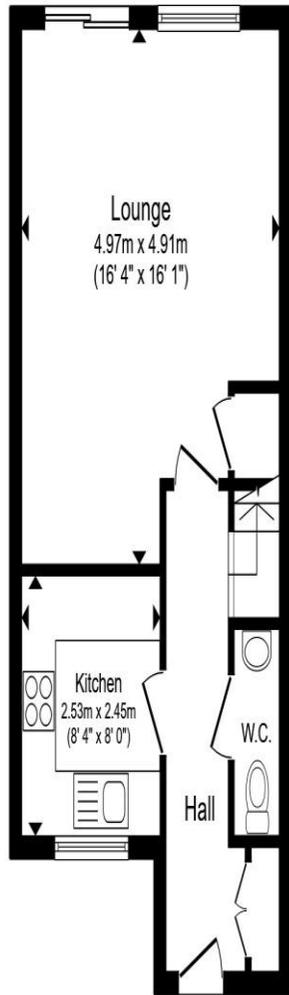
13' 9" x 8' 5" ( 4.19m x 2.57m )  
Window to front aspect, radiator, built in cupboard, carpet flooring.

### **Bathroom**

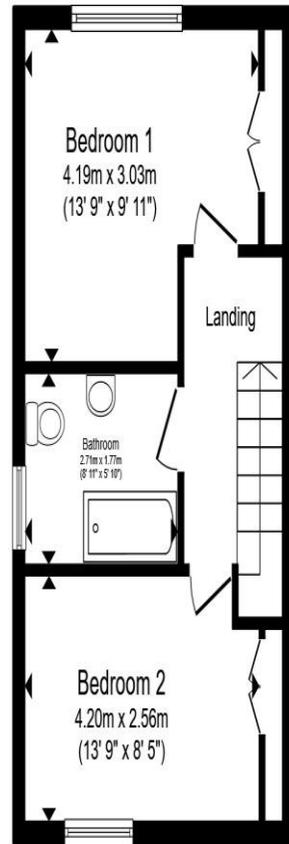
Window to side aspect, w/c, wash basin, bath tub, hard flooring.

### **Rear Garden**

Patio area, turfed, garden shed, fenced for boundary.



**Ground Floor**



**First Floor**

Total floor area 70.0 m<sup>2</sup> (753 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**  
**Martyn Close,**  
**Palgrave Diss**

- Two-bedroom semi-detached house
- 75% Shared Ownership
- Kitchen with integrated appliances
- Driveway providing off-road parking
- Enclosed rear garden

Tenure: Leasehold EPC Rating: A

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£210,000**



**view this property online** [williamhbrown.co.uk/Property/DSS111135](http://williamhbrown.co.uk/Property/DSS111135)



Property Ref:  
DSS111135 - 0003

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.



**william h brown**



**01379 644719**



[Diss@williamhbrown.co.uk](mailto:Diss@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)