Fisher Road, Diss, IP22 4JR
Guide Price £120,000

Presented in a most excellent decorative order, this spacious one bedroom ground floor flat benefits from gardens, allocated off-road parking and within short walking distance of the mainline railway station.

Fisher Road, Diss

Key Features

- Ground floor accommodation
- Allocated off-road parking
- Gardens
- Immaculately presented
- Short walking distance to train station
- Ideal for First Time Buyers
- Council Tax Band A
- Leasehold
- Energy Efficiency Rating D.

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 ground 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 and with the property in question having the benefit of a replacement sealed unit upvc double glazed windows and doors whilst being heated by a gas fired boiler via radiators. Throughout the property is presented in a most excellent decorative order having been well maintained and enhanced. 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 giving a pleasing leafy green outlook. 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.

Fisher Road, Diss

The rooms are as follows

RECEPTION ROOM: 16' 0" x 9' 4" (4.90m x 2.86m)
With window to front and access via upvc double glazed frosted door with storm porch to front and external storage space. The lounge/diner gives access to the kitchen, bathroom and bedroom with deep under stairs storage cupboard space and additionally airing cupboard housing the gas fired combination boiler.

KITCHEN: 10' 0" x 5' 7" (3.05m x 1.71m)
With window to front and offering a range of wall and floor unit cupboard space with marble effect roll top work surfaces, inset stainless steel sink with drainer and mixer tap, four ring gas hob with extractor above and oven below. Space for white goods. Tiled splashbacks.

BEDROOM: 10' 9" x 11' 5" (3.29m x 3.50m)
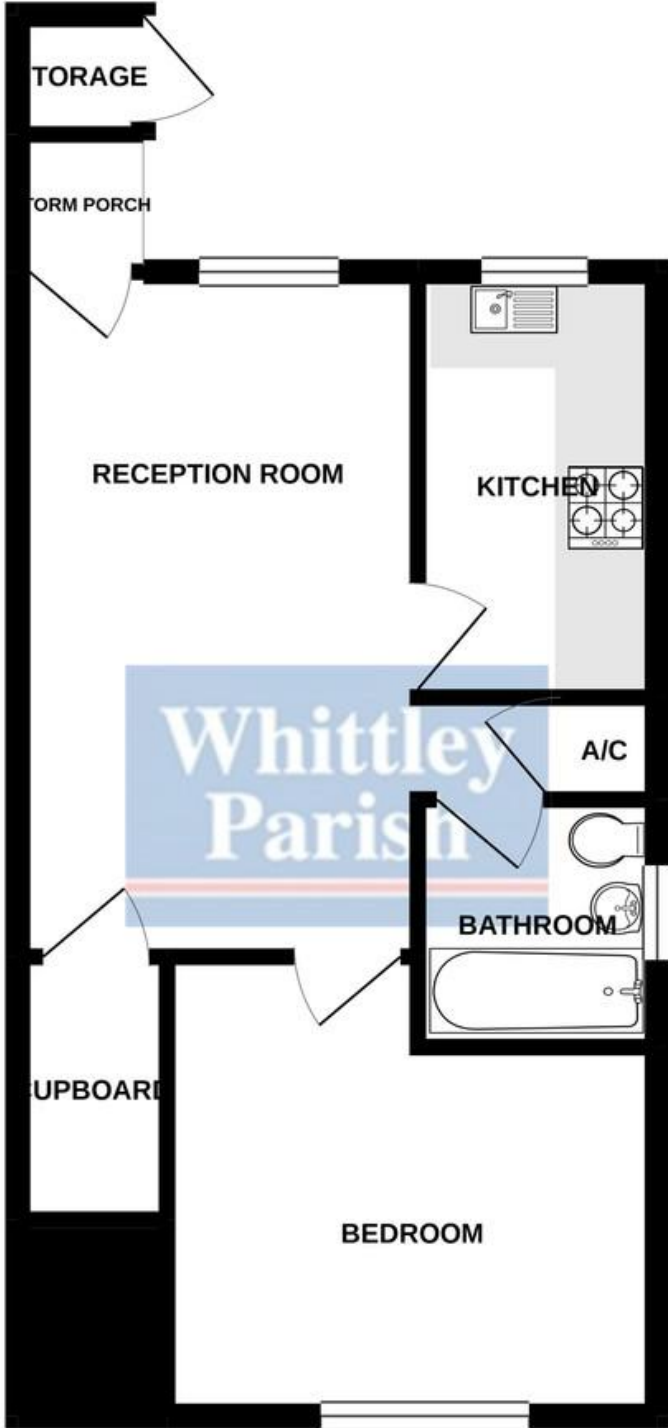With window to rear being a generous double bedroom.

BATHROOM: 5' 9" x 5' 6" (1.76m x 1.70m)
With frosted window to side and being a fully tiled matching suite in white with panelled bath and Triton shower over, low level wc and wash hand basin.

OUR REF: 7775

Fisher Road, Diss

GROUND FLOOR

STORAGE

STORM PORCH

RECEPTION ROOM

KITCHEN

A/C

BATHROOM

CUPBOARD

BEDROOM