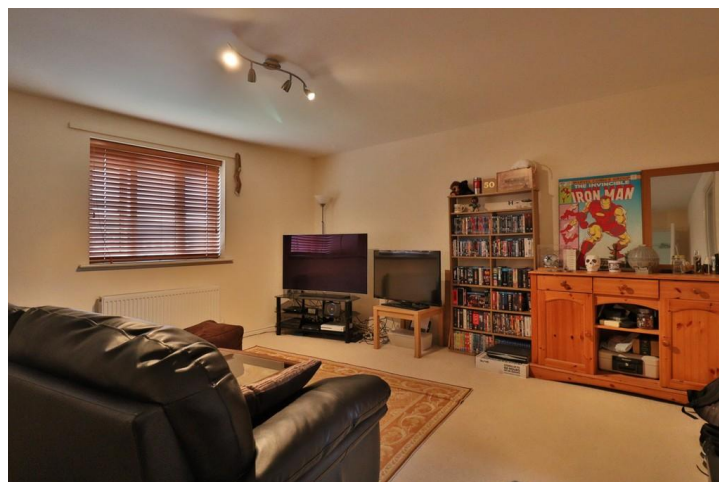




Farrier Court, Diss, IP22 4RJ
Guide Price £145,000



ENJOYING A PLEASING SITUATION WITHIN A MODERN AND ATTRACTIVE DEVELOPMENT, THIS SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT STILL RETAINS A RESIDUE OF A 10 YEAR NHBC CERTIFICATE, NO ONWARD CHAIN AND WITHIN SHORT WALKING DISTANCE OF THE TOWN CENTRE.

Farrier Court, Diss

Key Features

- No onward chain
- Residue of 10yr NHBC certificate
- Allocated off-road parking
- 2 double bedrooms
- Walking distance to amenities
- First floor accommodation
- Council Tax Band A
- Leasehold
- Energy Efficiency Rating C.

Situation

Found slightly to the east of Diss the property is well situated close to the town centre and railway station being within short walking distance. Bartrums Mews has proved to have been a sought after niche development comprising of a mixture of modern properties having been built some 8 or so years ago. The development benefits from most of the properties being centred around a large open green giving a pleasing feel to the development whilst there being a good provision of allocated off-road parking and two visitor bays. The historic market town of Diss is found on the South Norfolk borders and 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 two bedroom first floor flat having been built in 2011 and part of a modern brick and block cavity wall construction building with high thermal insulation levels, sealed unit upvc double glazed windows and doors. Heating for the flat is via a gas fired combination boiler via radiators.

Being a leasehold the property there are obligations towards the ground rent and service charge. The Agent understands the ground rent is approximately £130.00 per annum with the service charge being approximately £1,141 per annum which includes the maintenance of the communal areas and buildings insurance. The property is held on a long lease with the lease originally reverting off 125 years from 2010.



Farrier Court, Diss

The rooms are as follows:

ENTRANCE HALL: 7' 0" x 7' 3" (2.15m x 2.22m)

A pleasing and spacious first impression with access to the bedrooms, bathroom and reception room. Built-in airing cupboard to side.

RECEPTION ROOM: 14' 7" x 17' 9" narrowing to 14' 2" (4.45m x 5.42m narrowing to 4.32m)

With window to the front aspect being a light, bright and airy room with window to a southerly aspect. Serving well as a lounge/dining room. Secondary door giving access to the kitchen.

KITCHEN/BREAKFAST ROOM: 8' 11" x 8' 7" (2.74m x 2.64m)

With window to the rear aspect, marble effect roll top work surfaces with a good range of wall and floor units, space for white goods, four ring gas hob with extractor above and oven below, stainless steel sink with drainer and mixer tap.

BEDROOM ONE: 10' 10" x 10' 9" (3.31m x 3.29m)

A double bedroom with window to rear and double built-in storage cupboard to side.

BEDROOM TWO: 9' 0" x 8' 8" (2.75m x 2.66m)

With window to the front aspect being a double bedroom.

BATHROOM: 5' 8" x 7' 2" (1.73m x 2.20m)

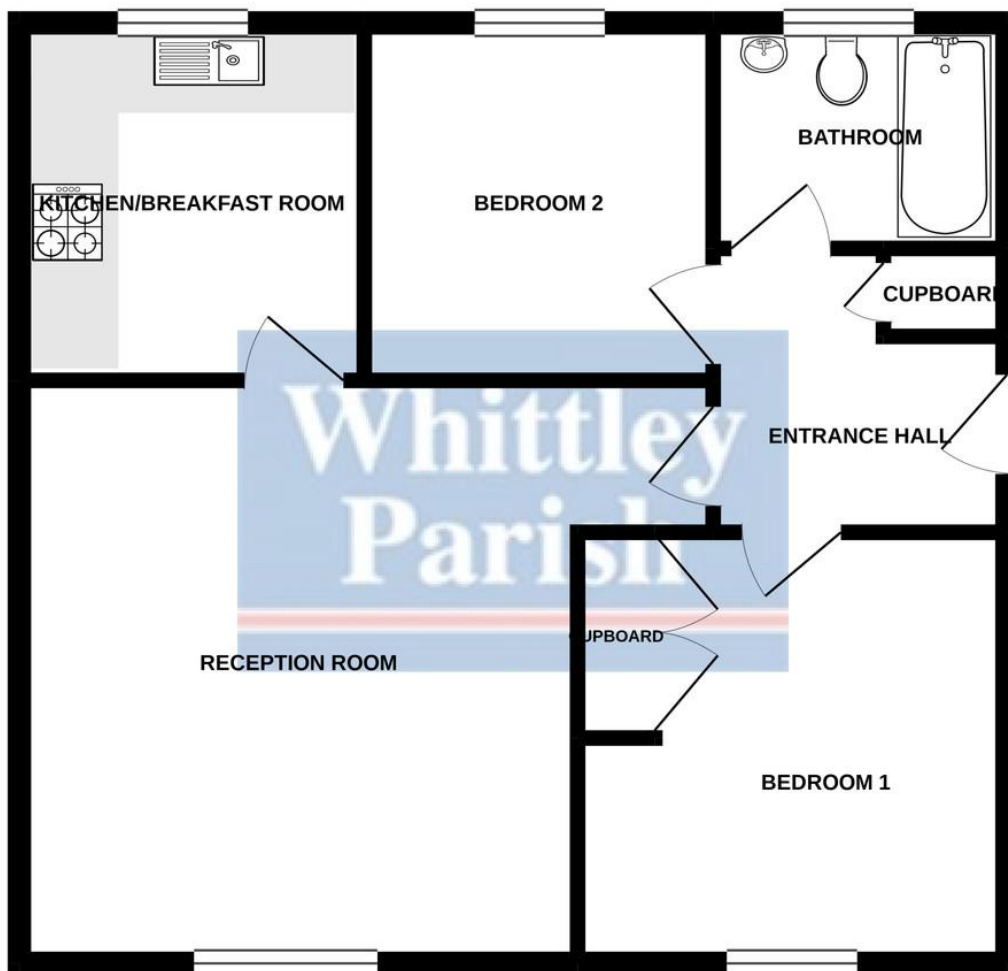
With frosted window to front comprising of a modern three piece suite in white with panelled bath and shower over, low level wc and hand wash basin.

VIEWINGS: Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 7793



FIRST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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