



Speirs Way, Diss, IP22 4YX
Guide Price £140,000 - £150,000



Favourably located upon a small, quiet and friendly close, the property is well positioned within short walking distance of the town centre and open rural countryside. Being sold with no onward chain.

Speirs Way, Diss

Key Features

- No onward chain
- Walking distance to town centre
- Ideal FTB or investor purchase
- Well maintained
- Allocated off-road parking
- Freehold
- Council Tax Band A
- Freehold
- Energy Efficiency Rating C.

Situation

Enjoying a pleasing position upon a small spur close, the property is favourably located within short walking distance to the town centre and rural countryside. Over the years this area of town has proved to have been a popular and sought after location by many home owners, consisting of similar attractive properties. The historic market town of Diss is found on the south Norfolk borders within the beautiful countryside along the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities alongside the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

Comprising a one bedroom mid-terrace house, the property was built in the early 1990s by Messr Wimpey Homes of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, with sealed unit upvc double glazed windows and doors. Heated by a gas fired central heating boiler via radiators. Being a mid-terrace house the property has good insulation levels by way of just one exposing wall per room. The accommodation is well arranged with each room being well proportioned for this type of property.

Externally

There are nominal gardens to the front whilst to the rear the gardens are of a generous size having been landscaped with ease of maintenance in mind.



Speirs Way, Diss

The rooms are as follows:

ENTRANCE LOBBY: Entry via double glazed door to front with window to front, storage cupboard to side.

RECEPTION ROOM: 12' 3" x 12' 3" (3.73m x 3.73m)

With window to front aspect and archway leading through to the kitchen. Stairs rising to first floor level.

KITCHEN: 5' 5" x 12' 2" (1.65m x 3.71m)

With window to rear, the kitchen offers a good range of wall and floor units, work surfaces, inset stainless steel sink with drainer, tiled splashbacks, integral hob and oven with extractor above. Door giving access to the lean-to.

LEAN-TO: 4' 2" x 9' 9" (1.27m x 2.97m)

Window and door to rear aspect, space for freestanding fridge freezer.

FIRST FLOOR LEVEL - LANDING:

Giving access to the bedroom and bathroom. Double wardrobe with mirror fronted sliding doors.

BEDROOM: 11' 5" x 9' 0" (3.48m x 2.74m)

Window to front aspect, alcove space for storage.

BATHROOM: 6' 2" x 5' 11" (1.88m x 1.81m)

With frosted window to rear comprising panelled bath with electric shower over, low level wc and hand wash basin. Part tiled walls. Vinyl flooring.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - C

Council Tax Band - A

Tenure - freehold

OUR REF: 8330



Speirs Way, Diss



Floor 0



Floor 1



Approximate total area⁽¹⁾
471.08 ft²

Reduced headroom
13.66 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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