



**Mission Road, Diss, IP22 4HX**  
**Offers Over £200,000**



Tied onward chain – A well presented two bedroom mid-terrace house with well-proportioned accommodation measuring in the region of 570 sq feet. The property further benefits from having a downstairs WC, two good size bedrooms, off-road parking and being within walking distance to local amenities.

# Mission Road, Diss

## Key Features

- Modern construction
- Gas central heating
- Double glazed throughout
- Downstairs WC
- Approx 570 sq ft
- Off-road parking
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C.

## Situation

Located in a popular residential development known as "Ashbrook Meadow" (having originally been built in 2006), the development comprises of a number of modern and attractive properties situated to the east of Diss and within walking distance of the town centre and railway station. 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 with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

## Description

The property was originally constructed in 2006 by Persimmon Homes and comprises a two bedroom mid-terrace house being of modern construction with high thermal insulation levels, sealed unit upvc double glazed windows and doors, whilst being heated by a modern gas fired combination boiler via radiators. Throughout the property is well presented having a pleasing layout and flooded by plenty of natural light.

## Externally

Allocated off-road parking can be located to the rear of the property with a further two visitors spaces, from here pedestrian access can be gained via gate into the rear garden. The garden is enclosed by concrete posts and panel fencing and is mainly laid to lawn with a paved footpath leading from the gate to the rear French doors.



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The rooms are as follows:

## **ENTRANCE HALL:**

Entry via composite double glazed door, stairs rising to first floor level. Providing access to the wc, kitchen and lounge/diner.

## **WC:** 4' 11" x 3' 0" (1.51m x 0.91m)

Frosted window to front, comprising low level wc and corner hand wash basin with tiled splashback. Lino flooring.

## **KITCHEN:** 8' 7" x 6' 5" (2.62m x 1.96m)

Window to front aspect, the kitchen offers wall and floor units, roll top work surfaces, inset stainless steel sink with drainer, space for appliances including freestanding cooker and freestanding fridge freezer. Lino flooring.

## **LOUNGE/DINER:** 12' 10" x 14' 0" (3.91m x 4.27m)

Storage cupboard to side, upvc French doors giving access onto the front garden.

## **FIRST FLOOR LEVEL - LANDING:**

Providing access to the two bedrooms, bathroom and loft space above.

## **BEDROOM ONE:** 9' 3" x 12' 0" (2.82m x 3.66m)

With window to front aspect, two built-in wardrobes, airing cupboard to side housing the wall mounted combi boiler (having been installed in 2016).

## **BEDROOM TWO:** 10' 1" x 7' 4" (3.07m x 2.24m)

With window to rear aspect, double built-in wardrobe.

## **BATHROOM:** 6' 1" x 6' 4" (1.85m x 1.93m)

Frosted window to rear aspect, comprising panelled bath with shower over, low level wc and hand wash basin with tiled splashback. Part tiled walls. Lino flooring.

## **SERVICES:**

Drainage - mains

Heating - gas

EPC Rating - C

Council Tax Band - B

Tenure - freehold

**OUR REF:** 8403



# Mission Road, Diss



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
569.49 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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