



Fisher Road, Diss, IP22 4JR
Guide Price £210,000 - £220,000



A well presented two bedroom semi-detached house benefitting from large southerly facing rear gardens, single garage, off road parking and within short walking distance of the railway station.

Fisher Road, Diss

Key Features

- Large southerly facing rear gardens
- Garage
- 2 double bedrooms
- Short walking distance to railway station
- Conservatory extension
- 2 off-road parking spaces
- Council Tax Band B
- Freehold
- Energy Efficiency Rating E.

Situation

Found to the east of the town centre, the property is well positioned upon a small close surrounded by similar attractive properties being within short walking distance of the high street and mainline railway station. The historic market town of Diss is situated 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 the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a two bedroom semi-detached house having been built in the 1980s by Messr Barrett Homes of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with replacement sealed unit upvc double glazed windows and doors, whilst being heated by a modern gas fired central heating boiler via radiators. Internally the property offers spacious accommodation with notice drawn to the two bedrooms at first floor level being double bedrooms, whilst throughout being presented in an excellent decorative order.

Externally

Found at the end of a small spur close, the property is set back from the road, having off road parking for two cars leading up to the house and single garage. The main gardens lie to the rear and are of generous size, enjoying a southerly aspect.



Fisher Road, Diss

The rooms are as follows:

ENTRANCE HALL:

A pleasing first impression with access via a upvc double glazed door, a good space for shoes and coats and further access to the reception room and kitchen.

KITCHEN: 7' 2" x 6' 10" (2.18m x 2.08m)

Found to the front of the property, being a modern kitchen with a range of wall and floor units, space for integrated appliances.

RECEPTION ROOM: 15' 7" x 12' 2" (4.75m x 3.71m)

Found to the rear of the property with access to the conservatory extension and giving views over the rear gardens to a southerly aspect. Stairs rising to first floor level.

CONSERVATORY: 9' 10" x 9' 6" (3.00m x 2.91m)

A upvc double glazed conservatory extension upon a brick base.

FIRST FLOOR LEVEL - LANDING:

Giving access to the two bedrooms and bathroom.

BEDROOM ONE: 8' 1" x 12' 5" (2.46m x 3.78m)

A well proportioned double bedroom found to the rear of the property, serving well as the principal bedroom.

BEDROOM TWO: 7' 2" x 12' 1" (2.18m x 3.68m)

A double bedroom found to the front of the property.

BATHROOM: 7' 1" x 4' 7" (2.16m x 1.40m)

A modern three piece suite with panelled bath, low level wc and hand wash basin.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - E

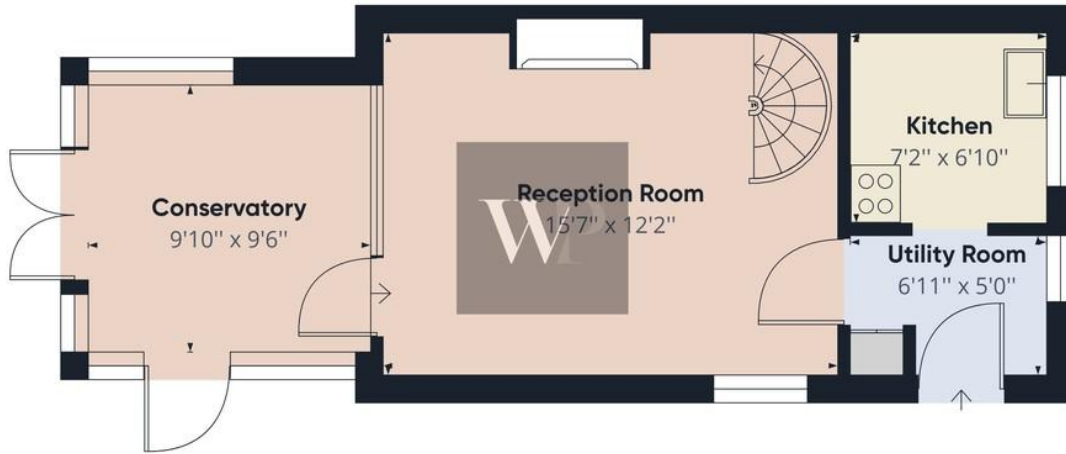
Council Tax Band - B

Tenure - freehold

OUR REF: 8408



Fisher Road, Diss



Floor 0



Floor 1

Approximate total area⁽¹⁾
627.79 ft²

Reduced headroom
10.56 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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