



Ensign Way, Diss IP22 4GP

welcome to

Ensign Way, Diss

This 2 bedroom end terraced property is perfect for First Time Buyers to get on the property ladder. This property is a short walking distance to the train station which is on the mainline towards London Liverpool Street. Situated in the town of Diss with loads of amenities.

Entrance

External door to front, internal doors to cloakroom, kitchen and living room, stairs to first floor and carpeted flooring.

Cloakroom

Frosted window to front, hand wash basin, WC and radiator.

Kitchen

Double glazed window to front, wall and base units with work surfaces, oven with hob and cooker hood over, space for appliances, sink with drainer and splashbacks.

Living Room

Double glazed windows to rear, french doors to rear garden, under stairs cupboard, radiator and carpeted flooring.

Landing

Doors to bedrooms and bathroom, loft access and carpeted flooring.

Bedroom One

Double glazed window to front, built in wardrobes, radiator and carpeted flooring.

Bedroom Two

Double glazed window to rear, built in wardrobe, radiator and carpeted flooring.

Bathroom

Double glazed frosted window to rear, bath unit with shower attachment over, WC, hand wash basin and radiator.

Rear Garden

Patio area, turfed, gate access to rear, fenced for

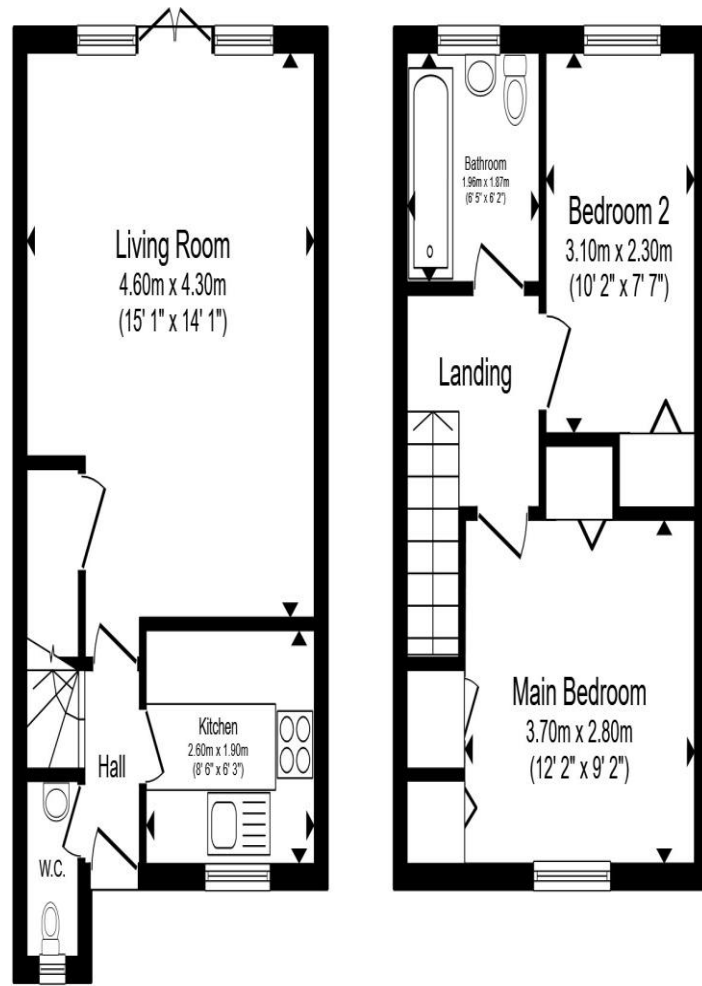
boundary.

Parking

Allocated parking space to rear

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor

First Floor

Total floor area 59.3 m² (638 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Ensign Way,
Diss

- Perfect for FIRST TIME BUYERS
- 2 Brilliantly Sized Bedrooms
- Walking Distance To Train Station and Town Centre
- Gas Central Heating
- Allocated Parking Space To Rear

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£220,000



view this property online williamhbrown.co.uk/Property/DSS111653



Property Ref:
DSS111653 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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