



Whittley  
Parish



# Champneys Road, Diss

Offers Over £290,000

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Conveniently located to the east of the town centre and within easy walking distance of the high street. Champneys Road has long been a popular and highly sought-after residential area, featuring attractive properties built in the 1970s and 80s on spacious plots. Set on a no-through road, offering plenty of peace and tranquillity. The historic market town of Diss is situated on the southern borders of Norfolk within the beautiful countryside along the Waveney Valley. In addition to its charm, Diss offers a wide range of amenities and facilities for daily needs. Plus, with a mainline railway station just a short 10-minute walk away, residents enjoy convenient direct train services to London Liverpool Street and Norwich.

Built in the 1970's, this property is of traditional brick and block cavity wall construction. In recent years, it has undergone significant enhancements, including the installation of uPVC double glazed windows and doors, as well as twelve solar panels. These panels are owned outright and come with a feed-in tariff, resulting in reduced running costs and increased energy efficiency. Inside, the accommodation is thoughtfully arranged offering generously sized rooms and a spacious well-lit atmosphere.

Situated on an elevated position, this property is set back from the road providing a sense of privacy. The driveway leads to the single garage (with an electric up and over door, as well as access to a rear workshop). The main gardens are located at the back of the property and offer ample space, complete with a peaceful and leafy green outlook. These gardens are primarily laid to lawn and enclosed by sturdy concrete post and panel fencing. Additionally, there are two paved patio areas for outdoor relaxation. A convenient side gate provides access to the front gardens.

#### **SERVICES:**

Drainage - mains

Heating - gas

EPC Rating - C

Council Tax Band - C

Tenure - freehold





- Vendor found onwards
- Approx 1,100 sq ft
- Solar panels
- Freehold
- Walking distance to town centre
- 2 bathrooms
- Garage
- Council Tax Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		