



Whittleby
Parish

Shelfanger Road, Diss

Guide Price £209,995

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Located to the northern periphery of Diss the property is still within short walking distance of the town centre, whilst being just a short stroll away from the open rural countryside. The historic market town of Diss lies 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 whilst having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises a two bedroom semi-detached house, believed to have been built in the early 1900's and having been significantly extended in latter years, now providing well laid out accommodation with well-proportioned rooms. In the current vendors time of occupation they have significantly enhanced and upgraded the house now with the luxury of modern and contemporary fixtures and fittings. Heated by a modern gas fired combination boiler via radiators, replacement sealed unit upvc double glazed windows and doors and connected to mains drainage.

The property is set back from the road having the benefit of off-road parking upon a brick weave driveway. A side gate in turn gives access to the detached garage measuring 17' 11" x 8' 1" (5.48m x 2.47m) with up and over door to front, personnel door and window to side, power/light connected). The main gardens lie beyond and have been landscaped with ease of maintenance in mind offering a great deal of privacy and seclusion within.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - E

Council Tax Band - B

Tenure - freehold





- Off-road parking
- Detached garage
- Walking distance to town centre
- 2 Reception rooms
- Immaculately presented throughout
- 2 Double bedrooms
- Freehold
- Council tax band B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		