

**Blackthorn Close, Diss IP22 4ZA**

william h brown

*welcome to*

# Blackthorn Close, Diss

*OFFERED WITH NO ONWARD CHAIN* This 2 bedroom detached bungalow is located in a quiet cul-de-sac, just a 10 minute walk from the town centre, also a short distance to the train station.

**Entrance Hall**
Hard flooring throughout, radiator, loft hatch.

**Lounge**
Hard flooring, 2 radiators, electric fire place, patio door to side aspect.

**Dining Room**
Window to rear aspect, hard flooring, radiator.

**Kitchen**
Wall and base units, window to front aspect, built in sink, boiler access, tiled splash back, hard flooring throughout, integrated oven, door to side aspect, induction hob, tiled splash back.

**Bedroom 1**
Window to aspect, hard flooring, radiator, access to en suite.

**En Suite**
hard flooring, tiled walls, W/C, hand wash basin, small window to side aspect, walk in shower, radiator.

**Bedroom 2**
Hard flooring, radiator, window to side aspect.

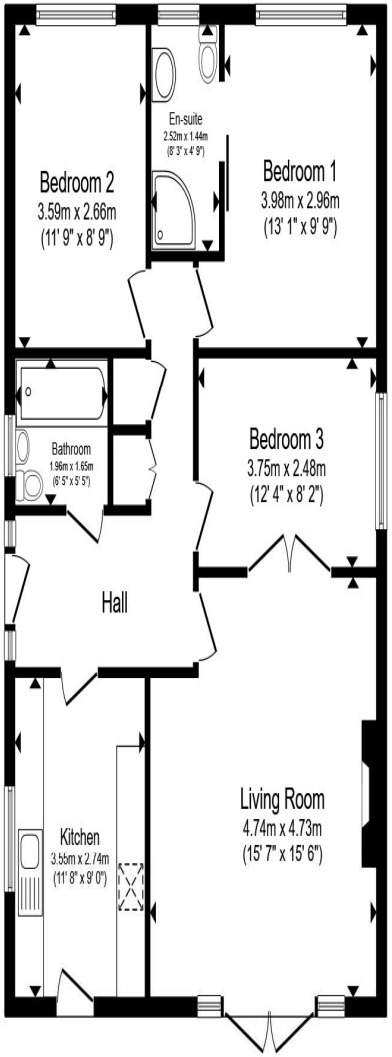
**Family Bathroom**
Hard flooring, window to front aspect, tiled walls, bath, wash basin, W/C.

**Rear Garden**
Turfed garden, large patio space, summer house, access to the garage, fence for boundary.

**Garage & Parking**
Single garage with a pitched roof, concrete flooring and a manual up and over door.

Off road parking to the property with a brickweave drive to the side of the property.

**Agent Notes**
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.




Total floor area 82.1 m² (884 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

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# Blackthorn Close,

# Diss

- **NO ONWARD CHAIN**
- Two Brilliantly Sized Bedrooms
- Primary Bedroom With Ensuite
- Off Road Parking With Single Garage
- Detached Bungalow

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



## £290,000

**view this property online** williamhbrown.co.uk/Property/DSS111826

The Property Ombudsman

Property Ref:
DSS111826 - 0012

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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