



9 Windsor Court  
Diss  
IP22 4UG

Guide Price £300,000





- Easy access to the mainline railway station
- Generous accommodation
- Well fitted kitchen with integrated appliances
- Single garage

#### Location

The property sits to the east side of Diss, a bustling market town with weekly markets in the market square and sales of chattels at TW Gaze sales house. Diss sits on the Norfolk/Suffolk border and offers a surprising number of independent specialist shops and businesses providing a wide variety of goods and services, including three national brand supermarkets. The town also benefits from a mainline rail station which provides regular commuter services to Norwich, Ipswich and London Liverpool Street, located to the east of the town centre. There is well regarded schooling at Diss infant, junior and high schools and there are also excellent primary schools at the nearby villages of Roydon and Bressingham. The town also offers a wide range of sporting, leisure and social activities including an 18 hole golf course and further amenities can be found at the regional retail, cultural and business centre of Norwich which lies 25 miles to the north via the A140.





### Property

On the ground floor is an entrance hall with cloakroom and coat cupboard, a well fitted kitchen/breakfast room with integrated appliances and a spacious lounge which can easily accommodate a table and chairs as well as sofas. Upstairs the largest bedroom has fitted wardrobes and an ensuite shower room. There is a family bathroom which could easily be adapted to take a bath with a shower, a small double bedroom and a single bedroom which makes an ideal nursery or study.

### Outside

The property sits on a corner plot in a small cul-de-sac with very little passing traffic. The garage sits behind the property and can be accessed via the rear garden. There is a parking space in front of the garage as well as room to park cars immediately adjacent to the house. The rear garden offers a blank canvass to anybody who wishes to indulge their green fingers and a simple scheme of landscaping would greatly enhance this area

### Services

Mains water, drainage and electricity are connected to the property. Gas fired central heating providing heat to radiators and hot water. Solar panels supplement the hot water supply.

### Directions

From Diss market square proceed into Church Street and then continue into Frenze Road. Take the last turn on the right hand side before the railway bridge into Kings Meadow and fork right and then right again into Windsor Court. Number 9 will be found a little further along on the right hand side.

### Viewing

Strictly by appointment with TW Gaze.

### Freehold

### Important Notice

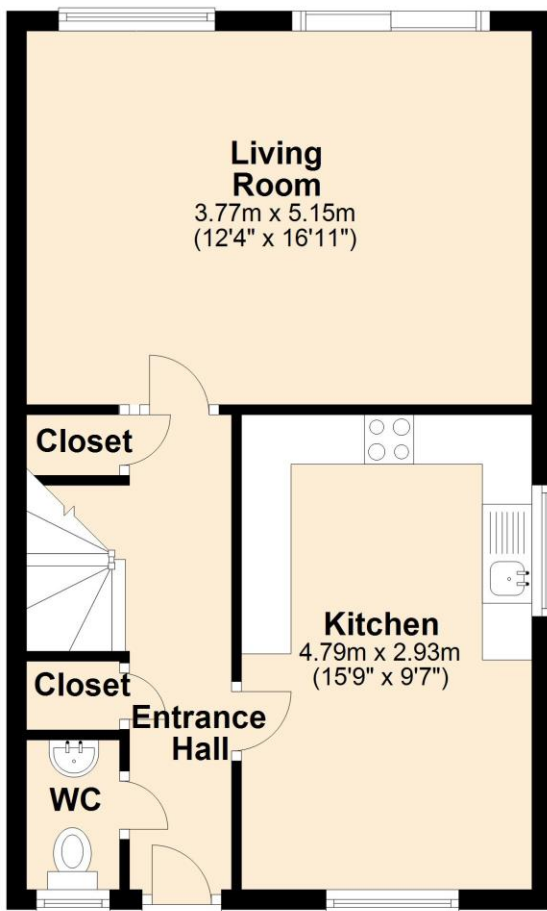
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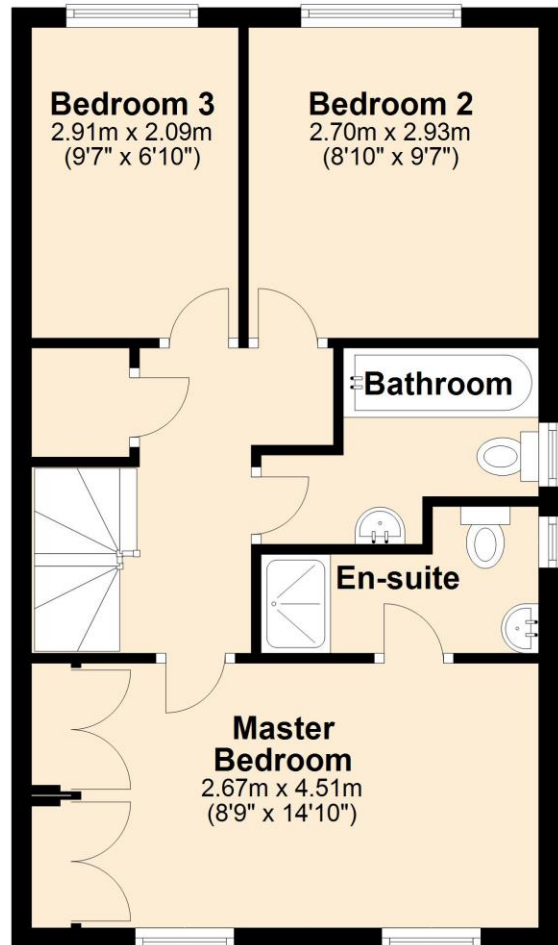
## Ground Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



## First Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



Total area: approx. 87.4 sq. metres (940.8 sq. feet)

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