



Fen View Close, Diss, IP22 4NY

£150,423

OPEN HOUSE SATURDAY 27TH JULY 11AM -12.30PM - BY APPOINTMENT ONLY A PARTICULARLY SPACIOUS TWO BEDROOM HOUSE PRESENTED IN A MOST EXCELLENT DECORATIVE ORDER AND ENJOYING A LOVELY POSITION WITH RURAL OUTLOOK TO THE FRONT FOUND TO THE WEST OF DISS. FURTHER BENEFITING FROM OFF-ROAD PARKING.

- Affordable housing
- Off-road parking
- Low running cost
- Freehold
- 2 double bedrooms
- Immaculately presented
- Council Tax Band B
- Energy Efficiency Rating B.



Property Description

Situation

Located to the west of Diss, the property is found in a modern and attractive development known as "Long Meadow", comprising of similar properties close to the rural countryside and yet within walking distance of the town centre. The historic and thriving market town of Diss is found on the south Norfolk borders and within the beautiful countryside surrounding the Waveney Valley. The town offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises of a two bedroom mid-terrace house of timber frame construction with colour wash rendered elevations under a pitched clay tiled roof. The internal walls have been filled with high insulation levels made from various renewable materials and there is the benefit of triple glazed sealed unit wood casement windows and doors, whilst the property is heated by a modern and efficient air source heat pump via under floor heating to ground floor level and radiators to first floor level. The agent advises the property has very low running costs. There is also a service charge which contributes towards the upkeep of the communal areas which is the regions of £400 per annum.

The development was originally constructed by national developers Crossover C-zero, whom developed a reputation for building affordable and sustainable housing constructed to high standards. As such the property is offered at a discounted

price which is lower than the open market value on the basis that any successful purchaser will have to pass the eligibility criteria, being that they have lived in the area for a certain amount of time and have a housing need. Subsequently the property will be purchased at a discounted price at any time in the future and will also have to be sold along the same eligibility criteria for any oncoming purchaser. For further information please contact the selling agent. To be eligible to purchase this property all applicants need to answer yes to the one of the following questions, for an application form please contact the selling agent which will have to be completed before anytime of an offer coming forward. From here the agent will seek authority from the local authority to confirm whether an oncoming purchaser will be eligible.

Eligibility Criteria

1. Residents of the parish of Diss and Roydon who have lived in those parishes for a total of three years of the last ten years.

2. Former residents of the parish of Diss and Roydon who have lived in those parishes for at least three of the last ten years.
3. Residents of the parish of Diss and Roydon who have lived in the parish or the adjacent parishes of Bressingham, Heywood, Shelfanger, Burston, Scole, Stuston, Palgrave and Wortham for the last three or more years.
4. People working in the parishes of Diss and Roydon and whom have done so for the last year or more for at least ten hours each week.
5. Residents of the adjacent parishes of Bressingham, Heywood, Shelfanger, Burston, Scole, Stuston, Palgrave and Wortham whom have lived in one or more of these parishes or the parishes of Diss or Roydon for the last year or more.
6. Residents of the parishes of Diss and Roydon who have lived in those parishes for less than three years.
7. Residents of the adjacent parishes of Bressingham, Heywood, Shelfanger, Burston, Scole, Stuston, Palgrave and Wortham who have lived in those parishes or the parishes of

Diss or Roydon for less than three years.

The rooms are as follows:

ENTRANCE HALL: 16' 3" x 7' 5" (4.97m x 2.28m) Access from front, a pleasing and spacious first impression with stairs rising to first floor level, access to the kitchen, wc and reception room. Built-in storage cupboard beneath stairs and further built-in airing cupboards. LVT flooring flowing through.

CLOAKROOM/WC: 4' 7" x 6' 0" (1.40m x 1.84m) Comprising of a low level wc and hand wash basin. LVT flooring. Having originally been designed to be able to cater as a wet room with plumbing already installed.

RECEPTION ROOM: 10' 0" x 15' 4" (3.06m x 4.69m) Found to the rear aspect of the property and having views and direct access onto the rear gardens via French doors. LVT flooring.

KITCHEN: 11' 2" x 7' 6" (3.41m x 2.29m) With window to the front aspect and enjoying a pleasing leafy green outlook. The kitchen offers a good range of wall and floor units with wood

effect roll top work surfaces, tiled splashbacks and space/plumbing for integrated appliances.

FIRST FLOOR LEVEL:

LANDING: Giving access to the two bedrooms and bathroom.

BEDROOM ONE: 9' 5" x 15' 4" (2.89m x 4.68m) With window to the rear aspect and being a particularly large master bedroom.

BEDROOM TWO: 9' 9" narrowing to 8' 7" x 11' 6" (2.99m narrowing to 2.64m x 3.52m) With window to the front aspect enjoying elevated views. A spacious double bedroom with built-in storage cupboard over stairs.

BATHROOM: 7' 0" x 7' 0" (2.14m x 2.14m) With a matching suite in white with panelled bath and shower over (tiled walls), low level wc and hand wash basin. Heated towel rail to side.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 7459



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

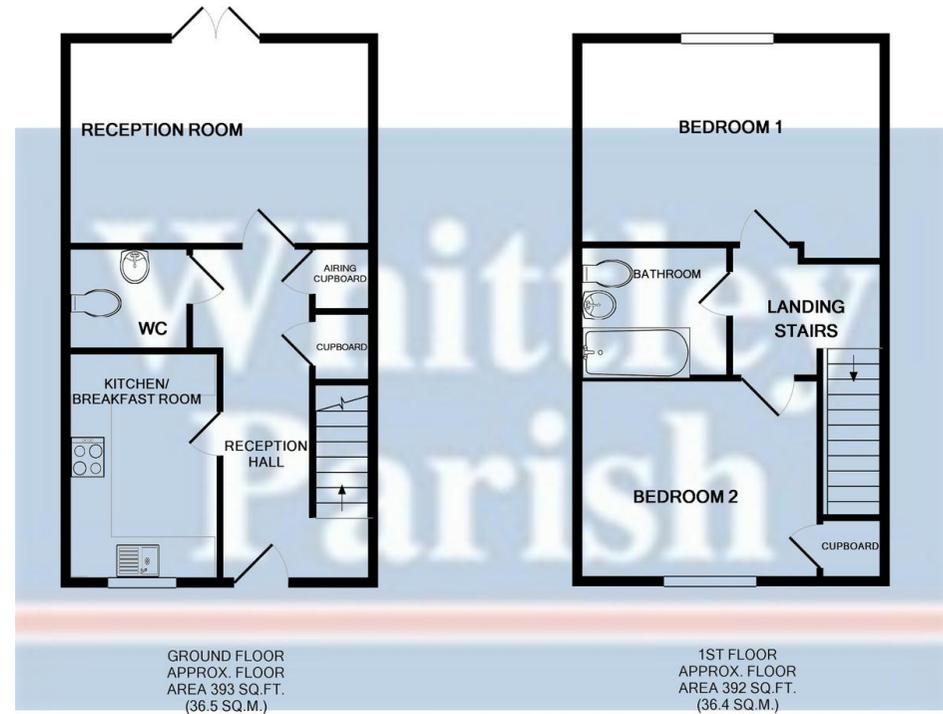
Diss

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



TOTAL APPROX. FLOOR AREA 785 SQ.FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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