



9 Hose Avenue  
Roydon  
IP22 5RN

Guide Price: £270,000







- 3 bed semi-detached house
- Off road parking
- Kitchen/diner
- Large sitting room
- newly fitted walk in shower
- Downstairs cloakroom
- Self contained office/treatment ar
- No Onward chain

### Location

Roydon and has a peaceful village feel, offering a primary school, pub which serves food and filling station/convenience store, whilst being only 2 miles from nearby Diss. This South Norfolk border town offers a great range of local businesses, shops, cafes, restaurant as well as supermarkets, primary and secondary schooling options, and useful transport links via rail into Norwich and London Liverpool Street. Diss is centred around the picturesque Mere, which is a focal point of the town and there are some great local nature walks too, with the nearby Lopham Fen and stunning Waveney Valley just a short distance way.







## Property

A well cared for 3-bedroom semi-detached house that has been maintained and improved to a good standard with UPVC double glazed windows and doors throughout. The open plan kitchen/diner is fitted with a range of floor and wall units, an integrated oven and ceramic hob, and space for a washing machine and a dishwasher. The sitting room is a light and bright room with patio doors and picture window overlooking the patio and garden which is planted with a variety of shrubs. The downstairs cloakroom/utility/store room is of a generous size to incorporate the space under the stairs. To the front of the property, and with its own access, and is a multi-purpose room which lends itself to a variety of uses i.e office/treatment room (subject to any necessary permissions).

Upstairs the three bedrooms - two doubles and a single, all have built in storage. The shower room has been re-fitted with large walk-in shower and classic style basin and toilet.

## Outside

A shingled area to the front provides off road parking and a patio and lawn to the rear and gated side pedestrian access.

## Services

Mains water and electricity are connected, heating is via electric night storage heaters.

## How to get there:

What3words///:unfilled.burying.thrashing

## Viewing

by appointment with TW Gaze

**Tenure: Freehold**

**Ref: 19635**

**Council Tax Band : B**


**EPC : tbc**

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TW Gaze for themselves and for their Client give notice that:-

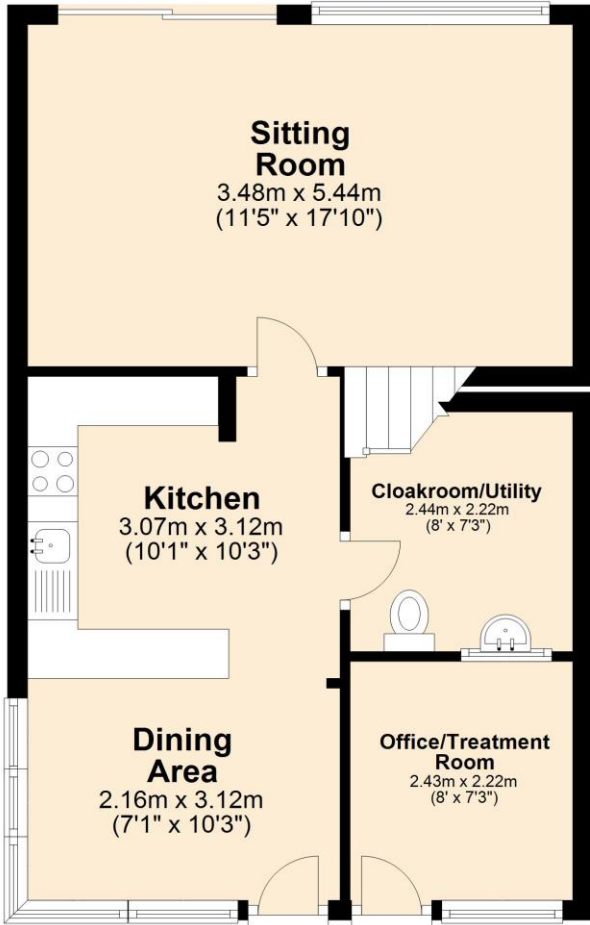
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

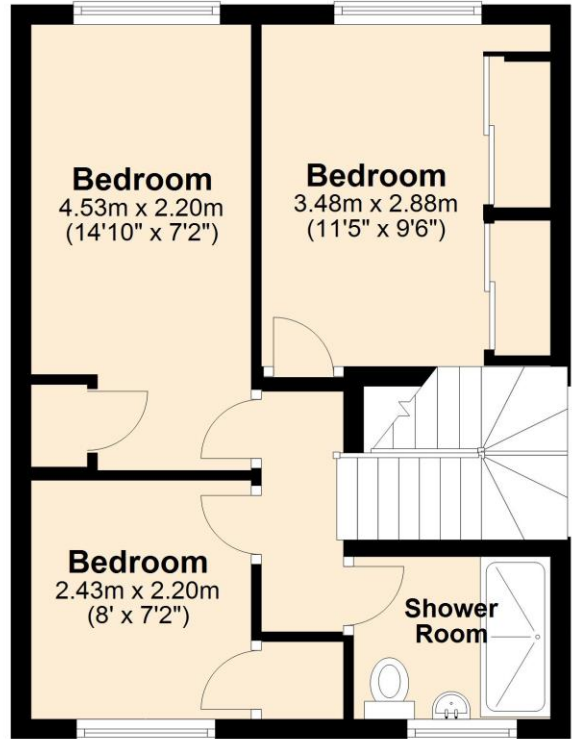
**Ground Floor**

Approx. 47.3 sq. metres (509.3 sq. feet)



**First Floor**

Approx. 32.4 sq. metres (348.2 sq. feet)



Total area: approx. 79.7 sq. metres (857.5 sq. feet)

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