



5 WILLBYE AVENUE
DISS, IP22 4NN



An exciting opportunity to purchase a two double bedroom semi-detached home close to Diss town centre, ideal for buyers seeking a renovation project.

An excellent opportunity for buyers seeking a renovation project with significant potential. This two double bedroom semi-detached home requires complete modernisation, offering a fantastic chance to create a home tailored to your own tastes and specifications. The property is situated in a well-established residential area and is conveniently located within walking distance of Diss town centre.

The accommodation is entered via the front door into the entrance hall, where stairs rise to the first floor. From here doors lead to the sitting room and the kitchen/dining room. The kitchen/dining room provides access to a lean-to rear porch, which in turn has a door leading out to the rear garden and a separate door to the WC. On the first floor, the property offers two spacious double bedrooms and a bathroom.

To the front of the property is a garden, predominantly laid to lawn. A side pathway leads to the rear garden, which is also mainly laid to lawn and offers further scope for landscaping and improvement.

LOCATION

Diss offers excellent amenities including schools, health facilities, supermarkets, sports facilities, regular bus services and main line railway station to London (Liverpool Street), Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

SERVICES

Solid fuel central heating. Mains electrics, water and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band B

ENERGY PERFORMANCE

E Rating

AGENT'S NOTE

We have been advised that the property experienced a water leak during a period of exceptionally cold weather. The issue has since been fully addressed, with repairs and any necessary remedial works completed.



2

1

1

1.2
Miles

EPC



FLOOR PLAN GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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CONTACT US

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