



18 BRAMLEY ROAD  
DISS, IP22 4LT





18 Bramley Road is a semi-detached two bedroom bungalow within easy walking distance of Diss Town centre.

The property is situated on a quiet cul-de-sac within walking distance of the Town centre. Benefitting from a good size kitchen, spacious sitting/dining room with an electric fire, two double bedrooms and a good-sized bathroom. To the front of the property is a low maintenance driveway with a brick weave space to the side providing off road parking for multiple vehicles and iron gates leading to the single garage.

The rear garden is mainly laid to lawn that is enclosed with fencing, paved patio area, mature planted flowers and access to the garage and a small storeroom.

**\* NO ONWARD CHAIN \***

#### LOCATION

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

#### SERVICES

Gas fired central heating. Mains electrics, water and drainage are connected. (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

TBC

#### 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.

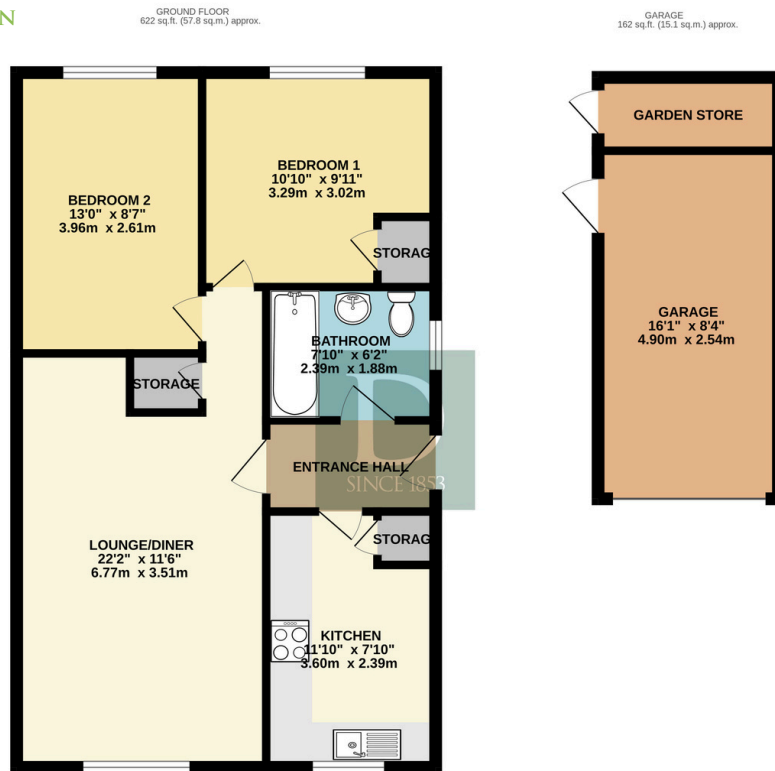








## FLOOR PLAN



TOTAL FLOOR AREA: 784 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## LOCATION



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.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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