



Whittley
Parish

Scole Road, Brockdish, Diss

Guide Price £220,000 - £240,000

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Well located within the village of Brockdish, the property enjoys a pleasing position set back from the road upon an elevated plot taking far reaching views to the south over the Waveney Valley. Over the years the village has proven to have been a popular and sought after location offering an attractive assortment of many period and modern properties whilst still retaining a strong and active local community with the benefit of a well regarded public house, fine church and regular transport links to Diss and Harleston. A more extensive range of facilities can be found within the market town of Diss lying six miles to the east with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich. Additionally Harleston is within close proximity lying three miles to the north east offering a good range of amenities and facilities.

The property comprises a three bedroom semi-detached house having thought to have been built in the late 1930's and of traditional construction with replacement sealed unit upvc double glazed windows and doors and heated by a gas fired back boiler to radiators. The property is in need of modernisation however creates a blank canvas for any oncoming purchaser to add value. Internally the property offers spacious and well laid out accommodation in the regions of 800 sq ft. Additionally the property was re-roofed some 15 or so years ago, has had cavity wall insulation and is connected to mains drainage and mains gas.

The property is set back from the road approached via a long driveway giving extensive off-road parking for a number of cars running adjacent to an area of lawn. With side access the main gardens are found and again are of a generous size being predominantly laid to lawn, with a timber garage on first approach and greenhouse beyond.

SERVICES:

- Drainage - Mains
- Heating type - Mains gas
- EPC rating - D
- Council Tax Band - B
- Tenure - Freehold





- Freehold
- Council Tax Band - B
- 3 Double bedrooms
- Sought after village
- 0.12 acre plot size (sts)
- Approx 817 sq ft
- Rural outlook
- Being sold with no onward chain
- Guide Price £220,000 - £240,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		