



Furze Villa
By Wortham Ling
Roydon
Diss
IP22 1SU

Asking Price: £350,000





- Detached Bungalow in a beautiful setting
- Excellent views
- 3 bedrooms
- Generous gardens
- Sheds and outbuildings
- Non-estate construction

Location

The location of a property is one of the key factors and this one offers the best of being in a rural position with an outlook over the beautiful Wortham Ling (a 130 ac site of Special Scientific Interest) and yet is just a 5 minute drive into the market town of Diss which provides an excellent range of local and national shops, sporting and social amenities and has a mainline rail service to London Liverpool Street in just 90 minutes. This is a great base from which to explore the wider area with Norwich, Ipswich and Bury St Edmunds all within 25 miles, the Broads is within an hours drive as are the north and east coastlines. In summary this is a quiet rural location, with neighbours, an excellent outlook and within 5 minutes of all your daily needs.

The Property





The Property

A steel framed pre-fabricated three bedroom bungalow which has been a much loved home to the present vendors for the last 50 years. Although the property has been maintained and improved over this time it would now benefit from a programme of improvements to make the most of the wonderful location that rarely comes to the market.

Outside

The bungalow is set central to its plot. There is a driveway, front garden and side garden are lawned with flower borders, and from here there are views across The Ling. The rear garden is part walled with flower borders in front and runs onto the lawn, To one side is a raised bed, vegetable area and the patio, and a large 18' by 8' timber garden store.

Services

Mains water and electricity are connected. Oil fired boiler providing heating to radiators. Private drainage.

How to get there – What3words:

clipboard.dozed.highbrow

Viewing

Strictly by appointment via TW Gaze

Tenure:

Freehold

Council Tax Band: C


Ref: 2/19572/RM

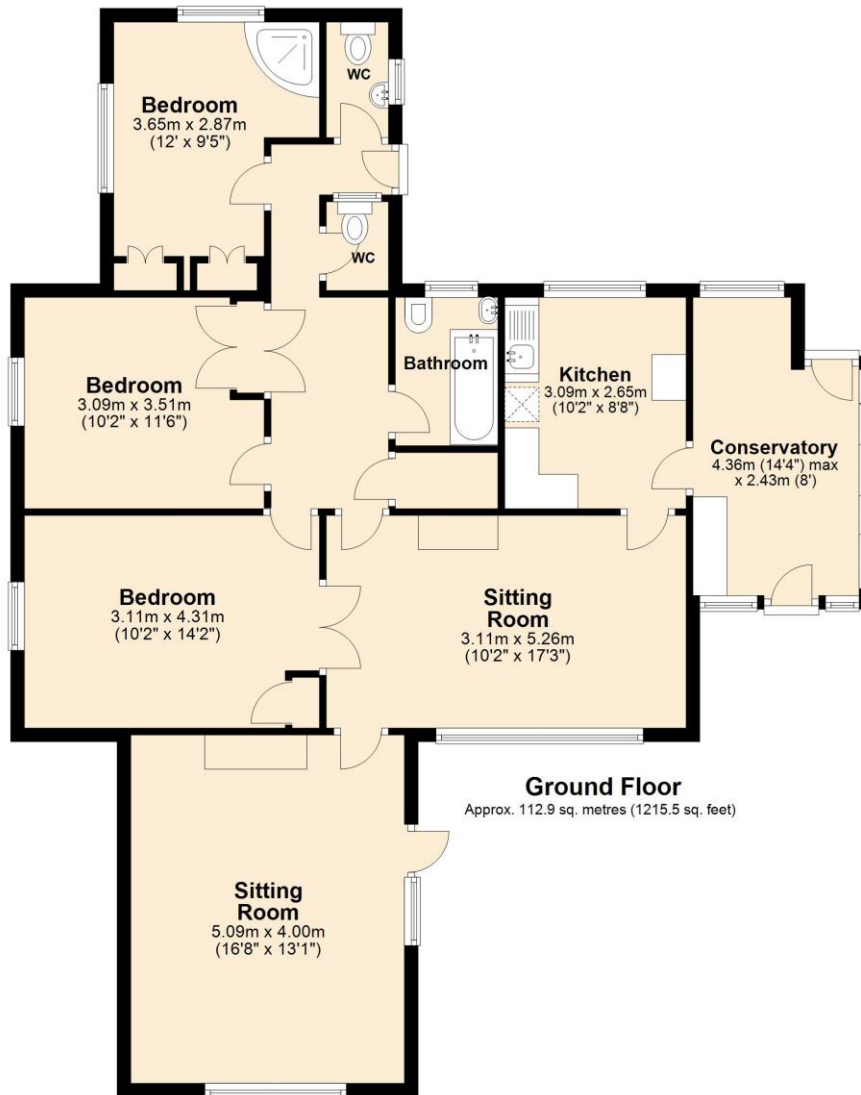
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



Ground Floor
Approx. 112.9 sq. metres (1215.5 sq. feet)

Total area: approx. 112.9 sq. metres (1215.5 sq. feet)

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