



20 Hose Avenue
Roydon
IP22 5RN

Guide Price: £185,000
NO ONWARD CHAIN





- 2 bed semi-detached bungalow
- single garage and off road parking
- Electric heating
- Popular cul de sac
- Opportunity to add value
- No onward chain

Location

Roydon and has a peaceful village feel, 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 two double bedroom bungalow which has been let for a number of years. Although it has been maintained it would now benefit from some updating and improvements. The property offers a large sitting/dining room, kitchen with a range of units and space for a washing machine and cooker, two double bedrooms and separate toilet and bathroom.

Outside

The garage is set back on the driveway leaving room for probably 3 cars to park off road. The gardens to the front and rear are of an easily manageable size whilst still offering the opportunity to create a nice feature.

Services

Mains water, electricity and drainage are connected to the property.

How to get there:

What3words: [:///latches.geologist.trash](#)

Viewing

Strictly by appointment with TW Gaze

Tenure: Freehold


Council Tax Band: B

Ref: 2/19612/CC

Important Notice

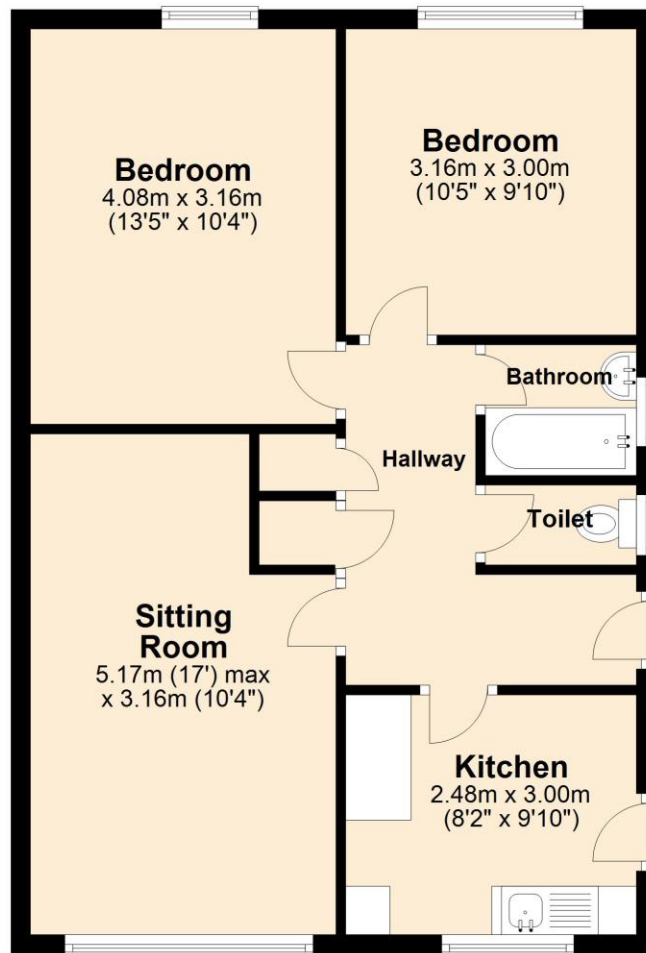
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 58.6 sq. metres (630.7 sq. feet)



Total area: approx. 58.6 sq. metres (630.7 sq. feet)

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