



Pursehouse Way,Diss IP22 4ET

welcome to

Pursehouse Way, Diss

A spacious four-bedroom detached chalet-style home tucked away in a quiet cul-de-sac on a corner plot, offering flexible accommodation, a low-maintenance garden, garage with workshop, and off-road parking. Conveniently located close to Diss town centre and railway station.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Location

Nestled in the heart of the idyllic Norfolk countryside, Diss is a charming market town that offers a perfect blend of rich history, vibrant community life, and modern amenities. Whether you're looking for a picturesque place to call home or an investment opportunity in a thriving location, Diss has much to offer.

Entrance Hall

Front door, stairs to bedrooms, radiator, carpet flooring.

Lounge

Window to front aspect, radiator, carpet flooring.

Dining Room

Window to front aspect, radiator, carpet flooring.

Kitchen

Window to rear aspect, wall and base units, built in sink, gas hob, radiator, standard space for white goods, integrated oven, hard flooring.

Bedroom 1

Window to rear aspect, radiator, storage within eaves, carpet flooring.

Bedroom 2

Window to rear aspect, radiator, storage within eaves, carpet flooring.

Bedroom 3

Ground floor, window to rear aspect, radiator, carpet flooring.

Bedroom 4

Ground floor, window to side aspect, radiator, carpet flooring.

Shower Room

Window to rear aspect, walk in shower, w/c, wash hand basin, radiator, hard flooring.

Rear Garden

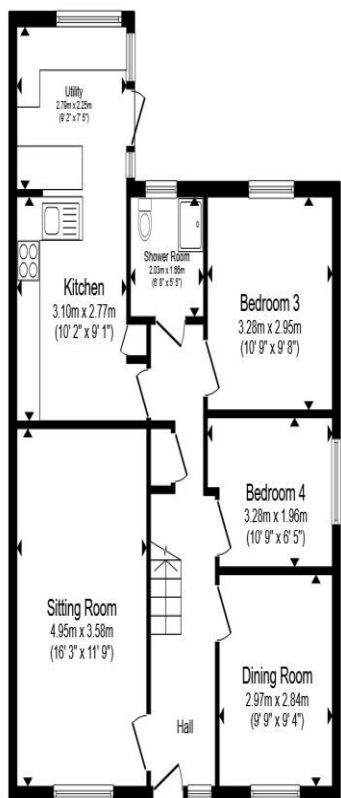
Low maintenance, patio area, turfed, fenced for boundary.

Parking

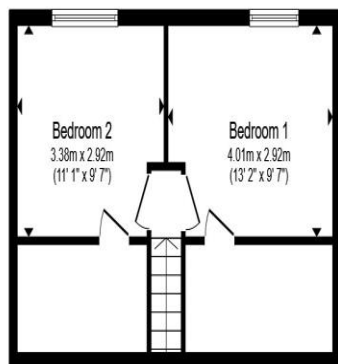
Allocated off road parking

Garage

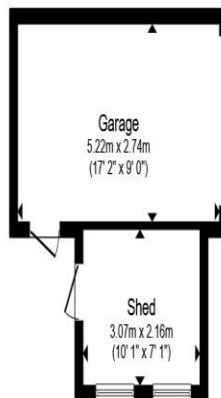
Electricity, concrete flooring, adjoining workshop.



Ground Floor



First Floor



Outbuilding

Total floor area 122.3 m² (1,316 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Pursehouse Way,
Diss

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OFFERED WITH NO ONWARD CHAIN
- Four bedroom detached chalet-style home

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price
£250,000



view this property online williamhbrown.co.uk/Property/DSS111744



Property Ref:
DSS111744 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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