



7 Waterloo Avenue, Roydon

£210,000 Freehold

Minors & Brady are pleased to present this detached two-bedroom bungalow, quietly positioned within a desirable close in the popular village of Roydon, on the outskirts of Diss. Requiring modernisation, the property offers excellent potential to create a comfortable and practical home tailored to your own style. Set back from the road with generous parking, a garage and an enclosed low-maintenance garden, the bungalow enjoys a peaceful village setting while remaining close to Diss town centre, local amenities, transport links and the A11 corridor.

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Location

Roydon is a well-regarded rural village situated on the outskirts of the historic market town of Diss, within South Norfolk. The village offers a balance of countryside living with convenient access to town amenities, making it a popular location for a wide range of buyers.

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The village benefits from a local primary school, village hall, church and open green spaces, fostering a strong sense of community. A wider selection of shops, supermarkets, cafés, restaurants and leisure facilities can be found nearby in Diss town centre, which is approximately 1-2 miles away.

Diss provides excellent transport links, including a mainline railway station offering direct services to Norwich, Ipswich and London Liverpool Street, making the area particularly attractive to commuters. Road links are also strong, with the A1066 and A11 corridor easily accessible, connecting to Norwich, Thetford and Cambridge.

Surrounded by open countryside, Roydon offers access to scenic walks and outdoor pursuits, while remaining well connected to neighbouring villages and towns. The combination of its village setting, local amenities and proximity to Diss makes Roydon a desirable and practical location for both families and those seeking a quieter pace of life.

Waterloo Avenue

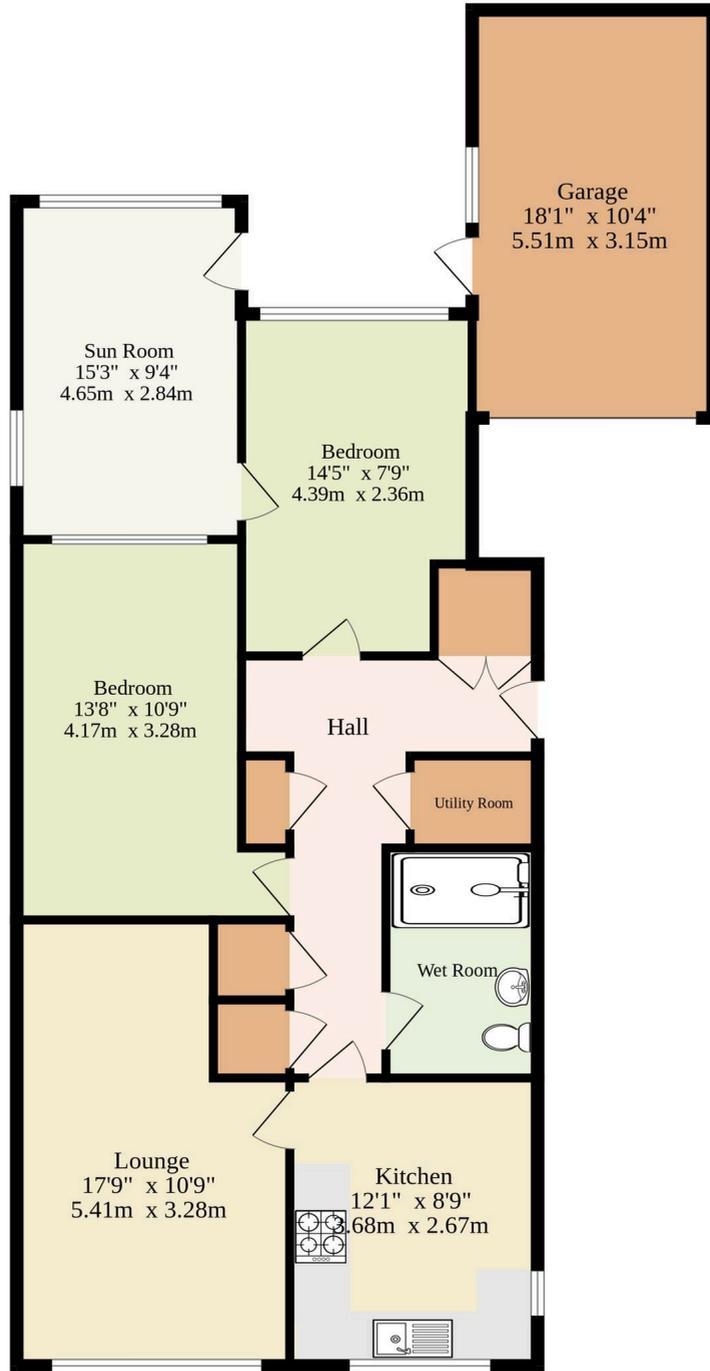
Minors & Brady are delighted to present this detached two-bedroom bungalow, quietly positioned within a sought-after close on the outskirts of Diss. Requiring a scheme of modernisation, this property presents an exciting opportunity for buyers seeking a home with scope, flexibility and long-term potential.

Set back from the road, the bungalow enjoys a sense of privacy, approached via a raised brick weave driveway with additional tandem parking leading to a garage with up-and-over door. Side access leads to the main entrance, while to the rear sits a low-maintenance enclosed garden. featuring a paved patio. mature planting. a large shed and a personnel door



Tenure: Freehold

Ground Floor
872 sq.ft. (81.0 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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