



VICTORIA ROAD, DISS, IP22

£850 PCM

Mid Terraced House with spacious accommodation including sitting room, fitted kitchen, cloakroom, 2 bedrooms and bathroom. The property benefits from UPVC double glazing, electric heating, off road parking. South Norfolk District Council Band B

LET AGREED

- Mid terrace
- Unfurnished
- 2 Bedrooms
- Fitted Kitchen
- Damage Deposit £980
- Double Glazing
- Lounge/diner
- Bathroom with shower over bath
- Cloakroom

The property, one of a terrace of four, is situated on the eastern side of town. Diss offers excellent amenities including shops, supermarkets, schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

REAR ENTRANCE HALL Cupboard with hot water cylinder, entrance door, vinyl flooring.

CLOAKROOM Suite comprising contemporary style corner hand wash basin with mixer tap and tiled splash back; low level WC. Vinyl flooring, chrome heated towel rail, window to rear.

SITTING ROOM 13' 8" x 13' 6" (4.17m x 4.11m) With two windows to front and front entrance door, stairs to first floor.

KITCHEN 9' 2" x 7' 1" (2.79m x 2.16m) Fitted with range of work surfaces, inset sink unit, Shaker style cupboards and drawers, matching fitted wall cupboards, built-in oven, hob and cooker hood, vinyl flooring, window to rear, space and plumbing for washing machine and space for fridge.

ON THE FIRST FLOOR

LANDING

BEDROOM ONE 13' 6" x 12' 11" (4.11m x 3.94m) Two windows to front.

BEDROOM TWO 10' x 6' 9" (3.05m x 2.06m) Window to rear.

BATHROOM 6' 9" x 6' 2" (2.06m x 1.88m) Contemporary suite comprising panelled bath with mixer tap, shower and tiling over. Hand wash basin with mixer tap and low level WC with concealed cistern. Vinyl flooring and part tiled walls. Chrome heated towel rail. Window to rear.

OUTSIDE Small front garden with footpath to front entrance, enclosed garden to rear, outside tap. Allocated parking space and visitor parking space available.

South Norfolk District Council Band B

Sorry no pets.

Tenancy Term - Available for a long term let with an initial 12-month fixed term tenancy.

Viewings - Strictly by appointment with Kings & Co Lettings

References are undertaken and are subject to a minimum 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

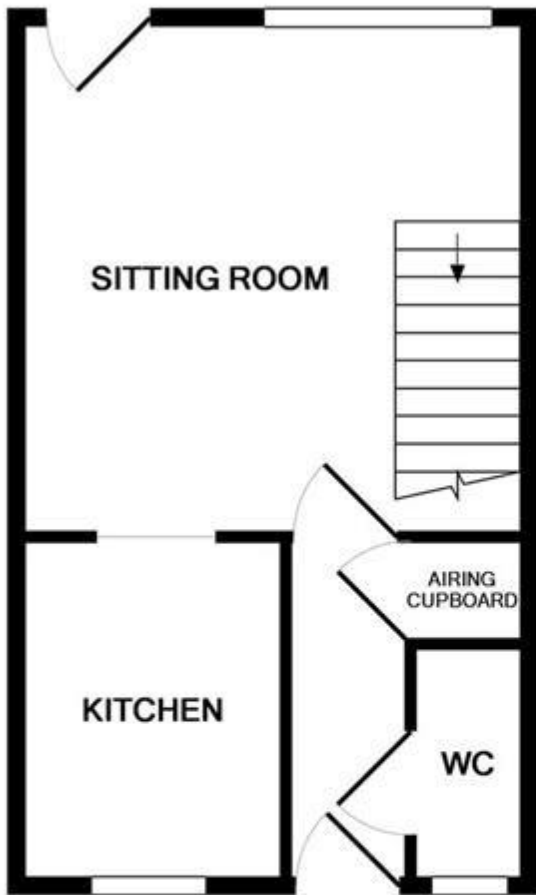
We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: B (South Norfolk District Council)

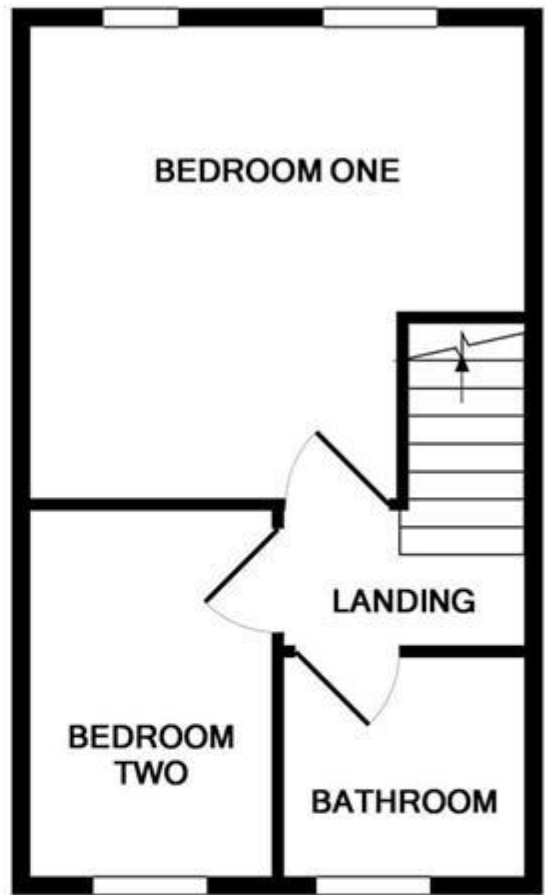
Deposit: £980

Holding Deposit: £195





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | 74 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

