



## ROSE LANE, DISS, NORFOLK

**£995 PCM**

Semi detached town house, 4 bedrooms, GFCH, UPVC double glazing, allocated off road parking, garden, edge of town location. Available from May 2024.

- 4 Bedrooms
- Accommodation Over 3 Floors
- Council Tax Band C
- EPC = B
- Damage deposit £1,145

Semi detached town house, 4 bedrooms, GFCH, UPVC double glazing, allocated off road parking, garden, edge of town location.

#### LOCATION

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.

#### ENTRANCE HALL

Front entrance door, radiator, tile effect vinyl flooring.

#### CLOAKROOM 7' 4" x 3' 8" (2.24m x 1.12m)

Low level WC, hand wash basin, tile effect vinyl flooring, UPVC double glazed opaque window, radiator, wall mounted towel rail and mirror.

#### SITTING ROOM 15' 8" x 11' 4" (4.78m x 3.45m)

UPVC double glazed French doors and windows to rear, fitted curtains, radiator.

#### KITCHEN/BREAKFAST ROOM 12' 5" x 9' 1" (3.78m x 2.77m) max

Range of fitted base and wall units, work surfaces, inset single drainer sink unit, fitted electric oven, gas hob and extractor hood, space for 3 under counter appliances together with space for a fridge/freezer, radiator, tile effect vinyl flooring, UPVC double glazed window to front, fitted curtains and net curtain.

#### FIRST FLOOR LANDING

Airing cupboard.

#### BEDROOM 1 11' 5" x 9' 5" (3.48m x 2.87m)

UPVC double glazed window to rear, fitted curtains, radiator, fitted double wardrobe.

#### EN-SUITE SHOWER ROOM

Shower cubicle, low level WC, pedestal hand wash basin, UPVC double glazed opaque window, vinyl flooring, heated towel rail, wall mounted mirror.

#### BATHROOM

White suite comprising bath with shower over, low level WC, pedestal hand wash basin, vinyl flooring, UPVC double glazed opaque window, heated towel rail, wall mounted mirror.

#### BEDROOM 2 12' 2" x 7' 7" (3.71m x 2.31m)

UPVC double glazed window to front, fitted curtains, radiator.

#### BEDROOM 3 7' 7" x 6' 5" (2.31m x 1.96m)

UPVC double glazed window to front, fitted curtains, radiator.

#### SECOND FLOOR LANDING

#### BEDROOM 4 14' 7" x 12' 2" (4.44m x 3.71m) min

UPVC double glazed opaque window, fitted curtains, skylight window, radiator.

#### OUTSIDE

There are two allocated parking spaces to the front, with path leading to front door. The rear garden is fully enclosed, mostly laid to lawn with a small patio area.

#### AGENTS NOTE - STRICTLY NO PETS

#### TENANCY TERM

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

SECURITY DEPOSIT £1,145 (of which £225 payable as a Holding Deposit)

#### EPC RATING B

COUNCIL TAX BAND C - South Norfolk Council

#### DIRECTIONS

From the Agent's Diss office, continue East along Victoria Road (A1066). Turn right into Rose Lane towards Palgrave where the property will be found set back from the road a short way along on the left hand side.

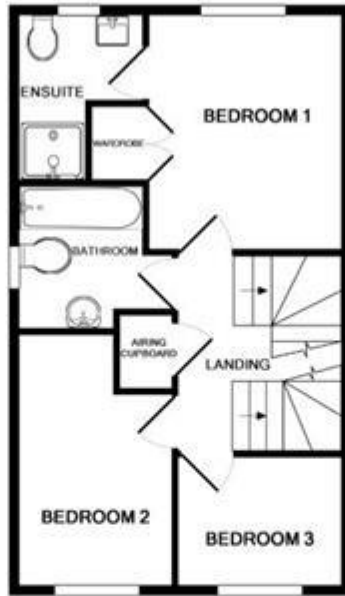
Council Tax Band: C (South Norfolk District Council)

Deposit: £1,145  
Holding Deposit: £225

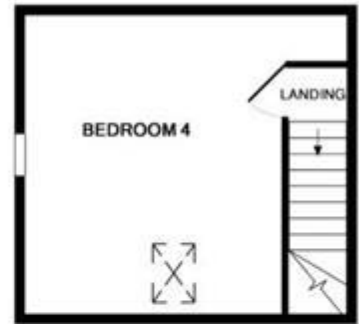




GROUND FLOOR  
APPROX. FLOOR  
AREA 435 SQ.FT.  
(40.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 228 SQ.FT.  
(21.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.3 SQ.M.)

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) <b>A</b>			
(81-91) <b>B</b>		84	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



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