



SHELFANGER COURT, DISS

£950 PCM

LET

Well presented 2 bedroom mid-terrace house within walking distance of the Town centre. Sitting/dining room, gas central heating and off road parking for one car.

- 2 Bedrooms
- Council Tax Band A
- Damage Deposit £1095
- Holding Deposit £215
- EPC = C
- Courtyard Garden
- Gas Central Heating
- Off Road Parking

Well presented Mid Terraced House, within easy reach of town centre.

LOCATION The property is situated just 2 minutes walk from the town centre. 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.

The accommodation comprises:-

ENTRANCE PORCH
Integral Store.

ENTRANCE HALL Front entrance door, staircase to first floor, understair cupboard, radiator, wood effect luxury vinyl tile flooring.

SITTING/DINING ROOM 18' 8" x 9' 11" (5.69m x 3.02m) Double French doors to rear garden, window to front, fitted curtain poles, 2 radiators, electric fire, wood effect luxury vinyl tile flooring.

FITTED KITCHEN 7' 2" x 6' 9" (2.18m x 2.06m) Range of base and wall units, work surfaces with inset single drainer sink unit, fitted oven, hob and extractor hood, space and plumbing for washing machine, space for upright fridge/freezer, window to rear, wood effect vinyl tile flooring.

LANDING Built-in cupboard with wall mounted gas fired boiler, window to front, curtain pole, radiator.

BEDROOM ONE 10' 8" x 10' 2" (3.25m x 3.1m) Window to rear, fitted curtain pole, radiator.

BEDROOM TWO 10' 2" x 7' 9" (3.1m x 2.36m) Window to front, fitted curtain pole, radiator.

BATHROOM 7' 3" x 6' 9" (2.21m x 2.06m) White suite comprising panelled bath with shower over, hand wash basin in vanity unit, low level wc, opaque window to rear, radiator, wood effect vinyl tile flooring.

OUTSIDE
Shingle area to the front offering off road parking. At the rear of the property there is an easily maintained and fully enclosed garden, pedestrian gate to rear path.

Council Tax Band A - South Norfolk District Council - £1,749.57 (26/27)

EPC rating C

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

DIRECTIONS Head west out of Diss on Park Road Road and at the mini roundabout turn right into Denmark Street. This leads into Shelfanger Road and Shelfanger Court is on the right-hand side after about 50 yards.

Viewings - Strictly by appointment with Kings & Co Lettings

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

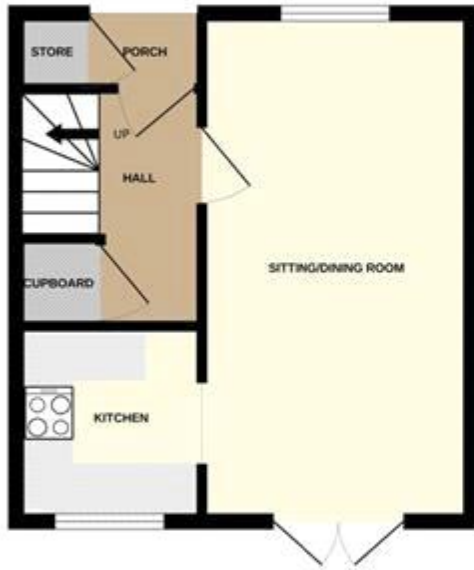
All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

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.

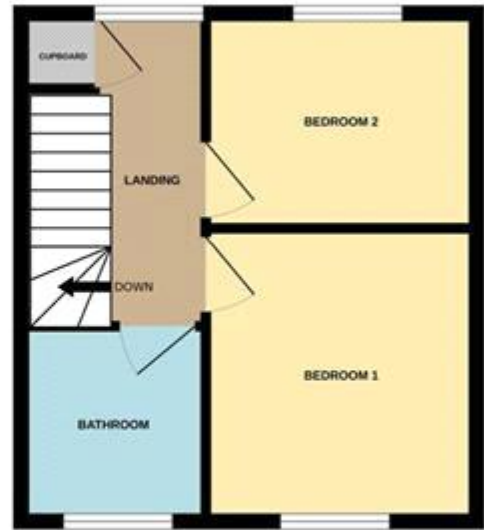
Council Tax Band: A (South Norfolk District Council)
Deposit: £1,095
Holding Deposit: £215
Parking options: Off Street
Garden details: Private Garden



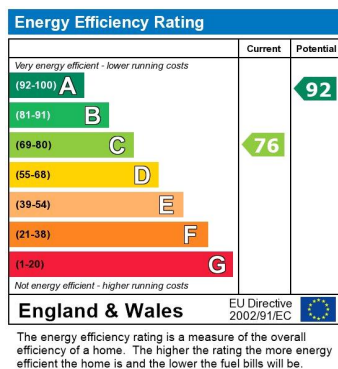
GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 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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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.