



WALCOT ROAD

£925 PCM

Modern unfurnished two bedroom ground floor apartment, with sitting room, kitchen and shower room. Allocated off road parking and private garden.

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Modern and Spacious Ground Floor Apartment built to a high specification with large rooms including 2 double bedrooms, sitting room, modern fitted kitchen and bathroom. GFCH, UPVC double glazing, Oak doors, wood effect luxury vinyl tile flooring, allocated off road parking, private gardens. EPC=B

LOCATION The apartments are situated on the edge of town on the sought after Walcot Road, next door to Heywood Health and Fitness 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.

ENTRANCE HALL

Front entrance door, boiler cupboard, radiator, wood effect luxury vinyl tile flooring.

SITTING ROOM 13' 8" x 11' 1" (4.17m x 3.38m)

Window to front, French doors to garden, radiator, wood effect luxury vinyl tile flooring.

BEDROOM 1 10' 5" x 9' (3.18m x 2.74m) max. Window to front, fitted wardrobe, radiator, fitted carpet.

BEDROOM 2 10' 7" x 8' 4" (3.23m x 2.54m) max. Window to rear, fitted wardrobe, radiator, fitted carpet.

SHOWER ROOM Shower cubicle with mains pressured shower, hand wash basin in vanity unit, low level WC, wall mounted mirror, toilet roll holder, towel ring, wood effect luxury vinyl tile flooring.

KITCHEN 11' 3" x 9' 2" (3.43m x 2.79m) max. Range of modern grey fronted base and wall units, work surfaces, inset single drainer sink unit, fitted electric oven, hob and extractor hood, space and plumbing for washing machine, space for upright fridge/freezer, breakfast bar, radiator, French doors to rear courtyard, wood effect luxury vinyl tile flooring.

OUTSIDE The gardens wrap around the front, side and rear of the building with a small area to the front, laid to synthetic grass and fully enclosed by fencing. At the side and rear the garden is fully paved with pedestrian gate leading to car parking area. The car park offers allocated off road parking for 2 cars. There is also a communal bike store for the tenants' use.

Available to let approximately the beginning of end August 2025.

South Norfolk District Council Tax Band A - (2025/2026) £1,671.69

Viewings - Strictly by appointment with Kings & Co Lettings

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

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: £1,065

Holding Deposit: £210


Garden details: Enclosed Garden, Front Garden





TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 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) A | | | |
| (81-91) B | | 83 | 83 |
| (69-80) C | | | |
| (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 [power the fuel] bills will be. | | | |

