



## ROSE LANE, DISS, IP22

**£900 PCM**

Recently refurbished two bedroom semi detached cottage with sitting room, separate ground floor wc and family bathroom with shower over the bath. Located just outside the centre of Diss but within easy walking distance of the local shops, amenities and mainline railway.

- Cottage
- 2 Double Bedrooms
- Unfurnished
- Newly fitted kitchen
- Newly decorated
- Bathroom with shower over bath
- Downstairs WC
- Double Glazing
- Character Features

This two bedroom semi detached cottage has just undergone a series of refurbishment to include new kitchen, new carpets throughout and new decorating.

Property comprises:-

Entrance into kitchen

Kitchen with tiled flooring, newly fitted sage green wall and base units with built in electric oven and hob, space for fridge freezer and washing machine, window to side aspect and door to

Ground floor WC, tiled flooring, white WC and basin, window to rear aspect, boiler

Opening from kitchen into:-

Sitting room with window to front aspect, fitted carpet, radiator and stairs to first floor

All rooms are off the landing

Front bedroom, is of a double size with window to front aspect, radiator

Bathroom with white three piece suite and shower over bath, window to rear aspect

Rear bedroom, with window to side aspect, fitted carpet, radiator

There is off road parking for one car.

South Norfolk District Council Tax Band A (£1,671.69 25/26)

Available to let approximately mid October 2025

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

Viewings - strictly by appointment with Kings & Co Lettings

References are undertaken by an external referencing agency and are subject to a minimum of 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: £1,035

Holding Deposit: £205

Parking options: Off Street

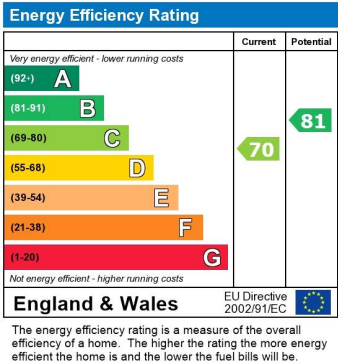
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





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.