



KING GEORGE MEWS, DISS

£950 PCM

Modern Mid Terraced House situated on a development on the edge of town and overlooking an open green. 2 bedrooms, GFCH, UPVC double glazing, enclosed rear garden and off-road parking for 2 cars.

- 2 Bed mid terrace
- Council Tax Band B
- EPC - C
- Holding Deposit £219
- Damage Deposit £1096
- Garden
- Low maintenance garden
- Off Road Parking for 2 Cars

Two bedroom mid terraced house with GCH and parking for two cars.

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.

THE ACCOMMODATION COMPRISES...

ENTRANCE HALL

Front entrance door, radiator, stairs to First Floor.

KITCHEN 8' 4" x 6' 8" (2.54m x 2.03m)

Range of black fronted base and wall units, work surfaces with inset single drainer sink unit, fitted oven, gas hob and extractor hood, wall mounted boiler, window to front, space for fridge-freezer, space and plumbing for washing machine, tile effect vinyl flooring.

SITTING/DINING ROOM 14' 1" x 13' 8" max (4.29m x 4.17m)

French doors to rear, radiator, under stair storage cupboard, fitted display units and television cabinet.

CLOAKROOM

Low level WC, corner hand wash basin, radiator, extractor fan, towel rail, tile effect vinyl flooring.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 11' 7" plus wardrobes x 10' 2" (3.53m x 3.1m)

Two windows to front aspect, radiator and airing cupboard housing hot water cylinder, fitted double wardrobe.

BEDROOM 2 12' 3" x 6' 11" (3.73m x 2.11m)

Window to rear aspect, fitted curtains, radiator, fitted desk.

BATHROOM

White suite comprising "P" shaped bath with shower over, low level WC, pedestal hand wash basin, heated towel rail, opaque window to rear aspect, medicine cabinet, vinyl flooring.

OUTSIDE

There is a small front garden with path leading to front door. The rear garden is fully enclosed and on a split level, with small patio, lawn area, planted borders and pedestrian gate to the rear parking area, which includes 2 allocated parking spaces.

AGENTS NOTES

Deposit: £1096

Holding Deposit: £219

South Norfolk Council -Tax Band B (£1950.30 25/26)

EPC: C75

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: B (South Norfolk District Council)

Deposit: £1,096

Holding Deposit: £219

Parking options: Off Street

Garden details: Private Garden

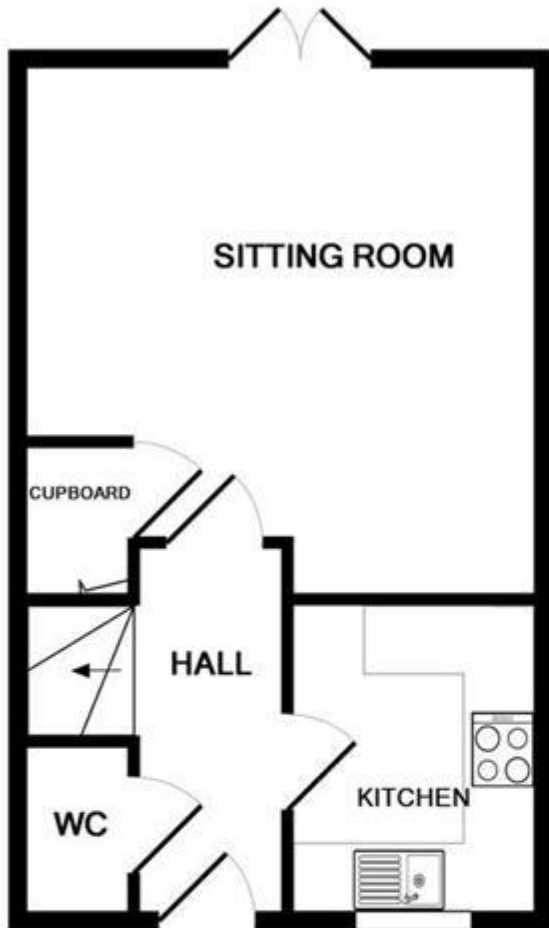
Electricity supply: Mains

Heating: Gas Mains

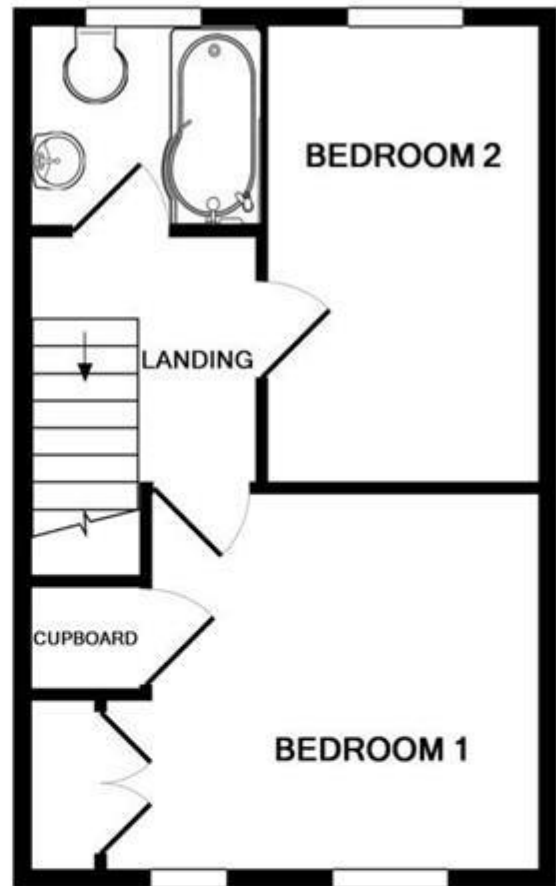
Water supply: Mains

Sewerage: Mains





GROUND FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.0 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	
	Potential
Very energy efficient - lower running costs	
(92-100) A	89
(81-91) B	
(69-80) C	75
(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.

