



WALCOT ROAD

£795 PCM

Modern First Floor apartment with 1 bedroom, small study/dressing room, open plan kitchen/living room and covered parking for one car.

Modern first floor apartment built to a high spec with private entrance. 1 Bedroom, open plan kitchen/living room, small study/dressing room and shower room. The property benefits from UPVC double glazing, modern electric heating and parking for one car in the carport.

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

Private entrance door, small cupboard housing consumer unit and stairs to the first floor.

OPEN PLAN KITCHEN/LIVING ROOM

Modern kitchen with a range of grey gloss base and wall units, work surfaces with inset 1 ½ bowl sink unit, fitted oven, hob and extractor and breakfast bar. Space and plumbing for a washing machine and space for a small fridge freezer. The living area has a window to the front and a skylight to the rear, electric heater, oak effect flooring and an airing cupboard.

SHOWER ROOM

Large shower cubicle, pedestal hand wash basin and low-level WC. Heated towel rail, storage cupboard, vinyl flooring and opaque window.

BEDROOM

Oak effect flooring with 2 fitted wardrobes and electric heater.

STUDY/DRESSING ROOM

Small room suitable for a study or as a dressing room. Skylight window and oak effect flooring.

OUTSIDE

A carport offers covered off road parking for 1 car, together with a bike store.

AGENTS NOTES

Deposit: £915

Holding Deposit: £180

South Norfolk Council -Tax Band A (£1,671.69 - 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: A (South Norfolk District Council)

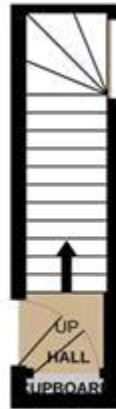
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Parking options: Off Street



GROUND FLOOR
52 sq ft (4.8 sq m) approx



1ST FLOOR
528 sq ft (48.7 sq m) approx



TOTAL FLOOR AREA : 576 sq ft (53.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		75	81

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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