



## FITZWALTER ROAD

**£1,050 PCM**

Currently undergoing full redecoration and new flooring, this 3-bedroom mid-terraced house is conveniently located close to Diss town centre. The property offers a fitted kitchen, a spacious lounge/diner, and three well-proportioned bedrooms.

- 3 Bedroom Terrace
- Lounge/diner
- Bathroom with shower over bath
- Damage Deposit £1210
- Holding Deposit £240
- Electric Heating
- Council Tax Band B
- EPC = D
- Garden

Currently undergoing full redecoration and new flooring, this 3-bedroom mid-terraced house is conveniently located close to Diss town centre. The property offers a fitted kitchen, a spacious lounge/diner, and three well-proportioned bedrooms. Gardens to the front and rear of the property with a brick storage shed in the rear garden and access to the front by a side gate.

Please note that the photographs were taken prior to the redecoration and installation of new flooring.

**LOCATION** The property is located close to Diss town centre which 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, vinyl flooring, understairs cupboard with storage and doors leading to:-

#### LOUNGE / DINER

Carpet flooring, windows to the front and rear aspect, decorative fire surround and electric radiators.

#### KITCHEN

Range of white base and wall units with charcoal worktops and vinyl flooring. Window and door to the rear. Single drainer sink and built in electric oven and hob.

#### BEDROOM ONE

Double bedroom with carpet flooring, window to the front aspect, electric radiator and airing cupboard offering additional storage space.

#### BEDROOM TWO

Double bedroom with carpet flooring, window to the rear aspect and electric radiator.

#### BEDROOM THREE

Single bedroom with carpet flooring, window to the front aspect, electric radiator and storage cupboard.

#### BATHROOM

White suite comprising bath with electric shower over, low level WC, pedestal hand wash basin, vinyl flooring, heated towel rail and opaque window to the rear aspect.

#### OUTSIDE

The property benefits from a gravel garden to the front, rear garden mainly laid to lawn with a patio area and brick storage shed. There are gates for access to the rear garden and side of the property.

#### COUNCIL TAX

BAND B - South Norfolk Council (£1,950.30 – 2025/2026)

#### AGENTS NOTES

Please note that the photographs were taken prior to the redecoration and installation of new flooring. Windows downstairs to be replaced in January.

Deposit - £1,210

Holding Deposit - £240

#### EPC - D

#### TENANCY TERM

Available for a long-term let with an initial fixed term of 12 months. Available to let approximately mid-January 2026.

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 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: B (South Norfolk District Council)

Deposit: £1,210

Holding Deposit: £240

Garden details: Front Garden, Rear Garden

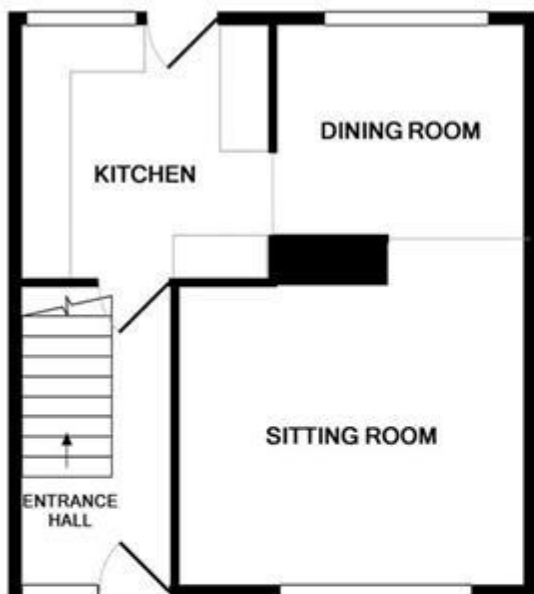
Electricity supply: Mains

Heating: Electric

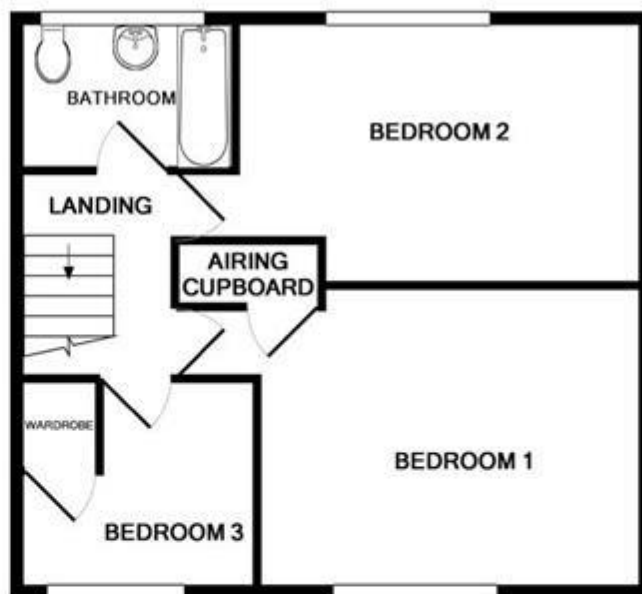
Water supply: Mains







GROUND FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 871 SQ.FT. (80.9 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			

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.



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.