



## WILLBYE AVENUE, DISS

**£1,100 PCM**

A Mid Terrace House with good sized rooms and close to the town centre. The property comprises 3 bedrooms, Lounge, Kitchen/Diner, Utility Room, Bathroom and spacious rear garden. In addition, there is Gas Fired Central Heating, Double Glazing and an off road parking space.

- 3 Bedrooms
- Bathroom with shower over bath
- Council Tax Band B
- Holding Deposit £250
- Damage Deposit £1,270
- EPC = D
- Garden
- Gas Central Heating

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**Location** Located within a popular area of the town, just 5 minutes from the centre and 10 minutes' walk to the railway station. Diss has a full range of shops, supermarkets, schools, health facilities, sports facilities, regular bus service and has direct mainline railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all 22 miles away.

#### Entrance Hall

Front entrance door, stairs to first floor, tiled floor.

**Sitting room** 16' 5" x 10' 7" (5m x 3.23m)

Laminate floor, double aspect windows to front and rear, radiator.

**Kitchen/dining room** 16' 5" x 10' 4" (5m x 3.15m)

Round edge work surface with inset sink and cupboards below. Range of beech work surfaces having cupboards, drawers and appliance space below. Range cooker, plumbing for dishwasher, tiled floor, built in understairs cupboard, built in pantry cupboard.

#### Rear Hall

Rear entrance door, tiled floor.

**Utility/cloakroom** 9' 10" x 4' 7" (3m x 1.4m)

Suite with pedestal hand basin and low-level WC, plumbing for washing machine, window to side, tiled floor.

#### On the first floor

##### Landing

Cupboard and window overlooking the rear garden.

**Bedroom 1** 14' 5" x 9' 6" (4.39m x 2.9m)

Built in wardrobe cupboard, radiator, window to front.

**Bedroom 2** 10' 7" x 10' 6" (3.23m x 3.2m)

Radiator, fitted wardrobe and drawers in pine, window to front.

**Bedroom 3** 11' 6" x 6' 8" (3.51m x 2.03m)

Window to rear, radiator, pine fitted wardrobe cupboards.

#### Bathroom

Bath with electric shower and tiling over, hand wash basin with mixer tap, low level wc. Window to rear, laminate floor, electric wall heater.

#### Outside

To the front of the property is a shingle parking area. Side access leads to the large rear garden and there is a paved patio, mature shrubs, garden shed and studio/workshop 17' x 10' with electric light and power.

#### COUNCIL TAX

BAND B South Norfolk Council

#### AGENTS NOTES

Pets considered. Non-smokers.

#### EPC D

#### TENANCY TERM

Initial 12 Month Tenancy

Available to let approximately Mid-February 2026

#### SECURITY DEPOSIT

£1,270

#### HOLDING DEPOSIT

£250

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: £1,270

Holding Deposit: £250

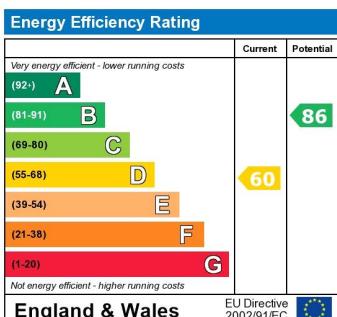
Parking options: Driveway

Garden details: Rear Garden





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 or any efficiency can be given.



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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