

BULLFINCH DRIVE, HARLESTON

£950 PCM

Two bedroom semi detached house in the sought after Harleston. The property comes with GCH, enclosed gardens and built in wardrobes in both bedrooms. The property will be undergoing a refresh prior to the start of a new tenancy.

- 2 Double Bedrooms
- Council Tax Band B
- Damage Deposit £1096
- Holding Deposit £219
- EPC - C
- Low maintenance garden
- Newly decorated
- Built in wardrobes

LOCATION

Harleston is a popular south Norfolk town with excellent amenities including shops, supermarket, schools, health and recreational facilities together with regular bus service. Diss is about 9 miles to the west with main line railway station to London (Liverpool Street).

ENTRANCE HALL

Front entrance door, radiator, wood effect laminate flooring and stairs to first floor.

CLOAKROOM

Opaque window, low level WC, hand wash basin, radiator and wood effect laminate flooring.

KITCHEN/DINING ROOM

Range of base and wall units, work surfaces with inset single drainer sink unit, fitted gas hob, fitted oven, space and plumbing for washing machine, space for fridge/freezer, wood effect laminate flooring, window to the front aspect, French doors to rear garden, fitted curtain pole and radiator.

SITTING ROOM

Wood effect laminate flooring, under stair storage cupboard, double aspect windows, fitted curtain poles and radiator.

ON THE FIRST FLOOR

LANDING

Airing cupboard.

BEDROOM ONE Window, fitted curtain pole, radiator and built in double wardrobes.

BEDROOM TWO Window, fitted curtain pole, radiator and built in wardrobe.

BATHROOM

White suite comprising bath with shower over, low level WC, pedestal hand wash basin, radiator, opaque window and wood effect laminate flooring.

OUTSIDE Allocated off road parking. Gardens to front and side, side garden enclosed and benefits from astro turf and a patio area.

Please note that these are older photos of the property, property will be redecorated throughout for the start of a new tenancy.

EPC -C

Available June 2026

South Norfolk District Council Tax Band B -Year 26/27 - £2,024.59

Viewings - Strictly by appointment with Kings & Co Lettings

The rent does not include payment to service providers in respect of utilities, communication services, TV license 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

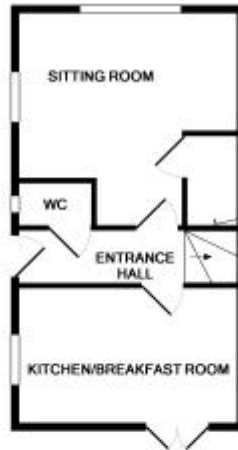
Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains






GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		90
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

