



B VICTORIA ROAD, DISS

£925 PCM

This two-bedroom semi-detached house is ideally located on Victoria Road, Diss within easy reach of the town centre and the train station.

LET

- 2 Bedroom End Terrace
- Damage Deposit £1065
- Holding Deposit - £210
- Council Tax Band B
- EPC - C
- Gas Central Heating
- Off Road Parking
- Central Location

This two-bedroom semi-detached house is ideally located on Victoria Road, Diss within easy reach of the town centre and the train station. The property has an open plan lounge and kitchen with a downstairs cloakroom. Upstairs the property benefits from a double bedroom and single bedroom along with family bathroom. The property has Gas central heating. Outside there is 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.

Property comprises:-

ENTRANCE:

Front door leads to an internal porch, leading into the open plan living area and kitchen

LIVING ROOM

Carpet flooring with window to the front aspect, radiator and under stair storage. Stairs leading to the first floor.

KITCHEN

Modern kitchen with built in electric oven and hob, space for washing machine and tall Fridge/Freezer. Window and back door to the rear aspect. Tiled flooring.

CLOAKROOM

Just off the kitchen is a cloakroom with low level WC and hand wash basin. Obscure window to the rear aspect and tiled flooring.

BEDROOM ONE

Double bedroom with carpet flooring, window to the front aspect and radiator

BEDROOM TWO

Single bedroom with window to the rear aspect and carpet flooring

BATHROOM

White three piece suite comprising low level WC, hand wash basin and bath with electric shower over, airing cupboard and obscure window to the front aspect.

OUTSIDE

The property benefits from a shared off-road parking space for two cars to the rear.

COUNCIL TAX BAND – South Norfolk District Council, Band B

EPC – B

Available to let June 2026

Please note: The landlord of this property is a connected person to Kings & Co Lettings

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: £1,065

Holding Deposit: £210

Parking options: Off Street

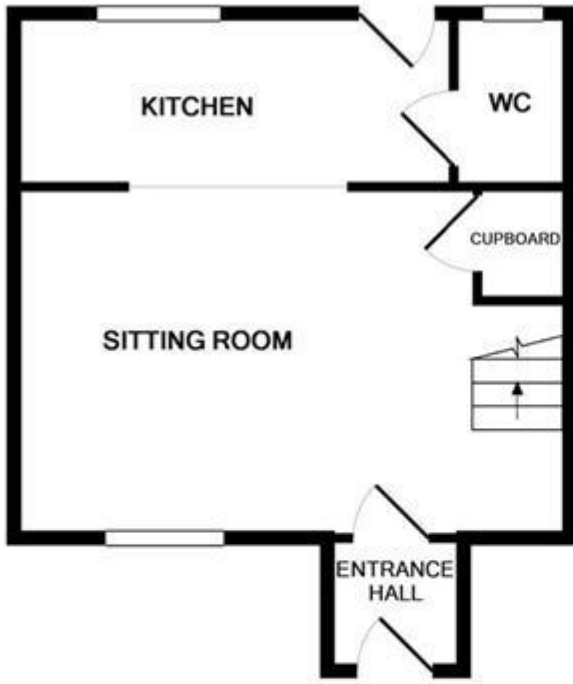
Electricity supply: Mains

Heating: Gas Mains

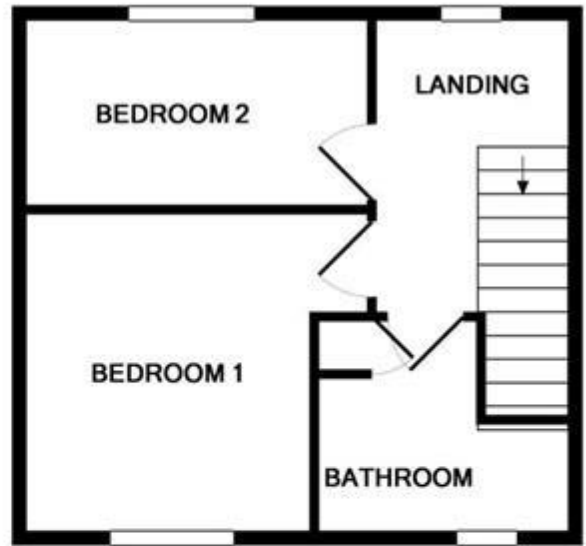
Water supply: Mains

Sewerage: Mains





GROUND FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 320 SQ.FT.
(29.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61.3 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
<i>Very energy efficient - lower running costs</i>			
(92-)	A		90
(81-91)	B		
(69-80)	C	76	
(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.

