



PURSEHOUSE WAY

£1,050 PCM

Modern 3 bedroom mid terrace house with kitchen, open plan lounge/diner, bathroom and enclosed rear garden. The property comes with an en-bloc garage and benefits from GFCH.

- 3 Bedrooms
- Built in wardrobes
- Council Tax Band B
- EPC - C
- Holding Deposit £242
- Damage Deposit £1211
- Garden
- En-Bloc Garage

Modern 3 bedroom mid terrace house with kitchen, open plan lounge/diner, bathroom and enclosed rear garden. The property comes with an en-bloc garage and benefits from GFCH.

LOCATION

The property is situated within this popular development less than 5 minutes walk from the mainline railway station and about 10 minutes walk from the town centre. 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.

ENTRANCEHALL

Front entrance door, radiator, window to front, stairs to first floor

LOUNGE/DINER

French doors to rear garden, window to front, fitted curtain poles, under stair storage, two radiators and carpet flooring

KITCHEN

Range of fitted white fronted base and wall units, oak effect work surfaces, double ceramic sink, electric single oven, hob, extractor hood, space for fridge freezer and space and plumbing for washing machine, window and door to rear.

FIRST FLOOR LANDING

Carpet flooring and airing cupboard.

BEDROOM

Fitted wardrobes housing gas fired combi boiler, radiator, window to rear, fitted curtain pole and carpet flooring.

BEDROOM 2

Fitted wardrobe, radiator, window to front, fitted curtain pole and carpet flooring.

BEDROOM 3

Radiator, window to rear, fitted curtain pole, carpet flooring.

BATHROOM

White suite comprising panelled bath with thermostatically controlled shower over, hand wash basin in vanity unit, low level WC, towel radiator, wood effect vinyl flooring, opaque window to front.

OUTSIDE

Garage En-Bloc and off road parking space in front. Fully enclosed rear garden with lawned area, paved patio and established shrubs.

EPC RATING - C

COUNCIL TAX - South Norfolk Council, Band B - £2041.17 - 2025/2026

Holding Deposit - £242.00

Damage Deposit - £1211.00

Available to let Mid July 2026

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: £1,211

Holding Deposit: £242

Parking options: Off Street

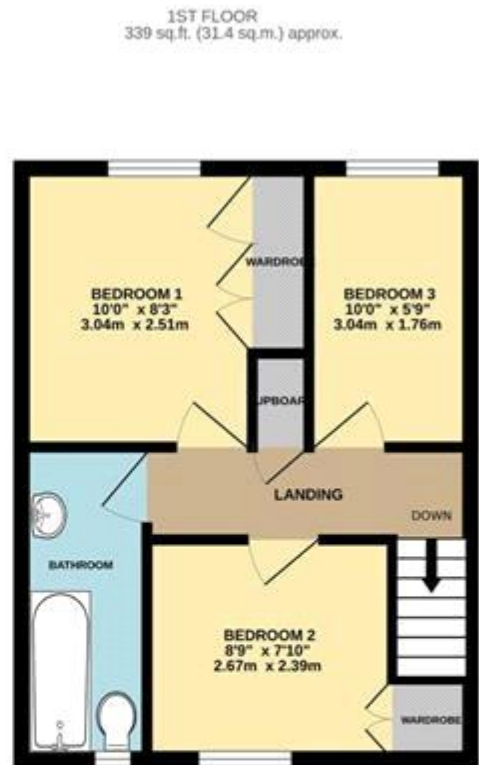
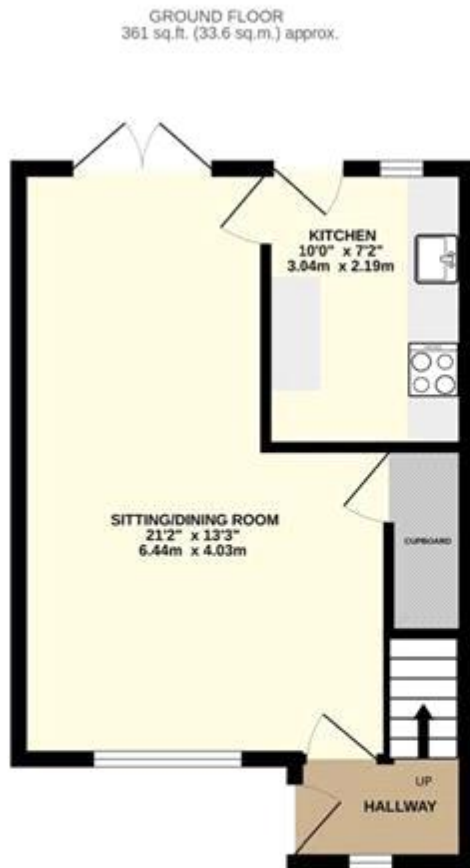
Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

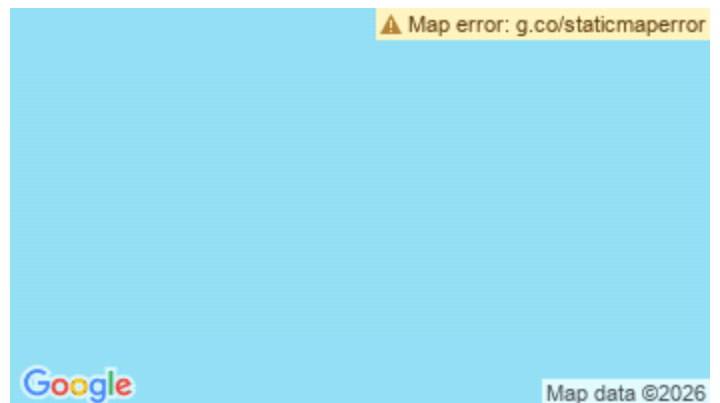
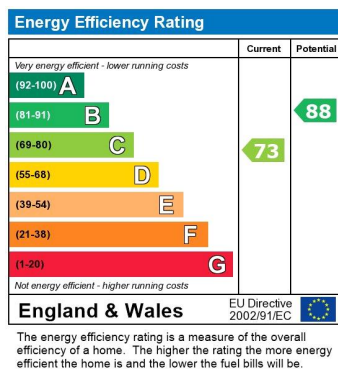




TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.

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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