



## PURSEHOUSE WAY

£900 PCM

Modern 1-bedroom semi-detached bungalow, benefitting from gas-fired central heating, UPVC double glazing, single garage and off-road parking. Positioned in a desirable area, within easy reach of both the town centre and the mainline railway station.

- Modern throughout
- Off Road Parking
- 1 Bedroom
- Garage
- Council Tax Band B
- Deposit - £1038
- Holding Deposit £205
- EPC = D
- Low maintenance garden

Modern 1-bedroom semi-detached bungalow, benefitting from gas-fired central heating, UPVC double glazing, single garage and off-road parking. Positioned in a desirable area, within easy reach of both the town centre and the mainline railway station.

#### 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.

#### HALL

Entrance door, radiator, vinyl flooring and two storage cupboards.

#### KITCHEN

Range of wall and base units, window to front, work surfaces, inset 1 1/2 bowl sink unit, fitted electric oven, hob and extractor hood, space for fridge freezer, space and plumbing for washing machine, radiator & tiled floor.

#### SITTING ROOM

Windows to side and rear, entrance door to garden, radiator together with additional electric panel heater. New carpet flooring.

#### BEDROOM

Window to front aspect, radiator and new carpet flooring.

#### SHOWER ROOM

Suite comprising large shower cubicle, pedestal hand wash basin, low level WC, radiator, opaque window to rear, tiled flooring.

#### OUTSIDE

The front garden is landscaped for low maintenance. A driveway offers off road parking and leads to a single garage with up and over door. The rear garden is fully enclosed, mostly laid to lawn and with established borders. Pedestrian access to the garage.

#### EPC RATING - D

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

Holding Deposit - £205

Damage Deposit - £1038

Available to let Early June 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: £1,038

Holding Deposit: £205

Parking options: Garage, Off Street

Garden details: Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Approximate total area<sup>(1)</sup>  
 330.79 ft<sup>2</sup>  
 49.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

ORAFF 360

| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92-100) <b>A</b>                           |                         |           |           |
| (81-91) <b>B</b>                            |                         |           | <b>87</b> |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         | <b>67</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>                  | 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.

