



CLARENCE HOUSE COURT, DISS

£1,150 PCM

Modern Semi-Detached House positioned within a short walk of the railway station, spacious accommodation, 3 bedrooms (master en-suite), GFCH, UPVC double glazing, garage, off road parking, garden.

LET AGREED

- 3 Bedrooms
- EPC - C
- Council Tax Band C
- Damage Deposit £1326
- Holding Deposit £265
- En-Bloc Garage
- Fitted Kitchen
- Gas Central Heating
- Garden

Modern Semi-Detached House positioned within a short walk of the railway station, spacious accommodation, 3 bedrooms (master en-suite), GFCH, UPVC double glazing, garage, off road parking, garden.

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.

ENTRANCE HALL

Front entrance door. Radiator. Understairs storage cupboard, additional storage cupboard.

KITCHEN/DINING ROOM 15' 8" x 9' 7" (4.78m x 2.92m)

Fitted with range of white fronted base and wall units with inset one-half bowl sink unit, work surfaces, eye level double oven, gas hob, integral fridge/freezer, washing machine and dishwasher, windows to front and side, fitted blinds, radiator.

CLOAKROOM

Suite comprising pedestal hand wash basin, low level WC, radiator, opaque window to front, toilet roll holder, vinyl floor.

SITTING ROOM 16' 10" x 12' 3" (5.13m x 3.73m)

UPVC glazed French doors to rear, window to rear, fitted curtain tracks, radiator, television and telephone points.

ON THE FIRST FLOOR LANDING

Airing cupboard.

BEDROOM 1 14' 9" x 9' 0" (4.5m x 2.74m)

2 windows to front, fitted curtain tracks, double wardrobe cupboards, 2 radiators, telephone and television point.

EN-SUITE SHOWER ROOM

Suite comprising pedestal hand wash basin, shower cubicle and low level WC, opaque window to side, fitted blind, heated towel rail, vinyl flooring.

BEDROOM 2 9' 7" x 8' 9" (2.92m x 2.67m)

Window to rear, fitted curtain track, radiator.

BEDROOM 3 9' 5" x 6' 9" (2.87m x 2.06m)

Window to rear, fitted curtain track, radiator.

BATHROOM

White suite comprising panelled bath, low level wc. Pedestal hand wash basin, heated towel rail, opaque window to side, fitted blind, toilet roll holder, vinyl flooring.

OUTSIDE Fully enclosed rear garden, mostly laid to lawn with patio. Single GARAGE with parking in front.

EPC RATING - C

COUNCIL TAX - South Norfolk Council, Band C - £2,332.76 2025/2026

Holding Deposit - £265

Damage Deposit - £1,326

Available to let - Mid August 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: C (South Norfolk District Council)

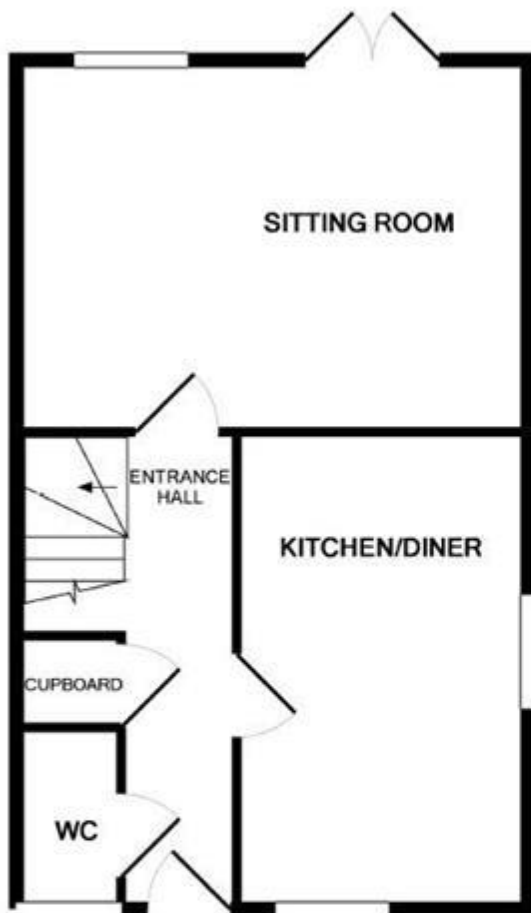
Deposit: £1,326

Holding Deposit: £265

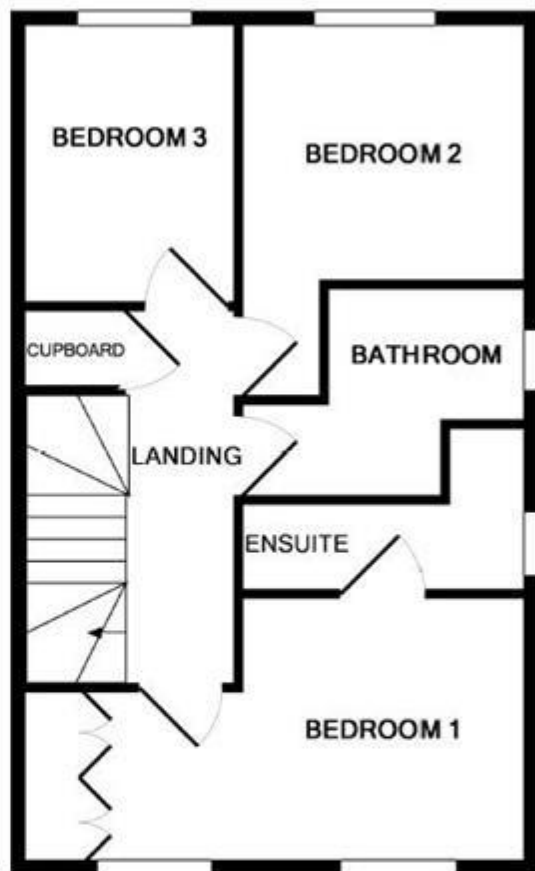
Parking options: Off Street

Garden details: Private Garden





GROUND FLOOR
APPROX. FLOOR
AREA 43.7 SQ.M.
(470 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 43.7 SQ.M.
(470 SQ.FT.)

TOTAL APPROX. FLOOR AREA 87.3 SQ.M. (940 SQ.FT.)

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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.

EU Directive
2002/91/EC

