



SKELTON ROAD, DISS

£1,100 PCM

3 Bedroom end-terrace house with off road parking and enclosed rear garden. The property benefits from GFCH and UPVC double glazing as well as being located close to the town centre and views over the cricket pitch.

- Council Tax Band B
- Driveway parking for 2 cars
- Deposit £1153
- Holding Deposit £230
- EPC = D
- Garden
- Gas Central Heating

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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

UPVC front entrance door, radiator and stairs to first floor.

LIVING/DINING ROOM

Open plan area with an open fireplace in the lounge area and large window to the front. The dining area has a separate door direct into the kitchen and a window to the rear of the property.

KITCHEN

A range of base and wall units and work top, single drainer sink, electric cooker and space for an undercounter fridge or a taller unit. Tiled floors and splashbacks and door to the rear garden.

FIRST FLOOR LANDING

BEDROOM 1

Carpet flooring, radiator, airing cupboard and window to the front aspect.

BEDROOM 2

Carpet flooring, radiator and window to the rear aspect.

BEDROOM 3

Carpet flooring, radiator and window to the rear aspect.

WC

Separate low level WC, wood effect flooring and window to the rear aspect.

BATHROOM

White suite comprising bath with electric shower over, hand wash basin, radiator and obscured window to the rear aspect.

OUTSIDE

Fully enclosed rear garden, mostly laid to lawn with patio with small brick store. There is parking at the front of the property which is concreted and shingled.

The property will be redecorated prior to a new tenancy.

EPC RATING - D

COUNCIL TAX - South Norfolk Council, Band B - £2,041.17 2026/2027

Holding Deposit - £1,153

Damage Deposit - £230

Available to let – Mid September 2027

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: £1,153

Holding Deposit: £230

Parking options: Off Street

Garden details: Private Garden

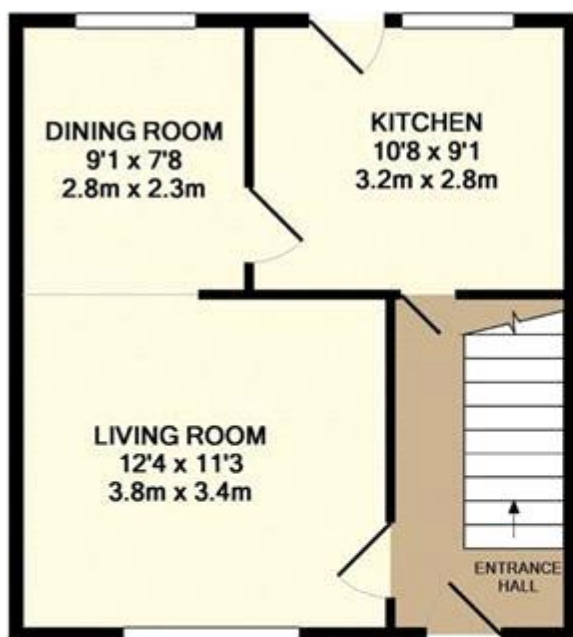
Electricity supply: Mains

Heating: Gas Mains

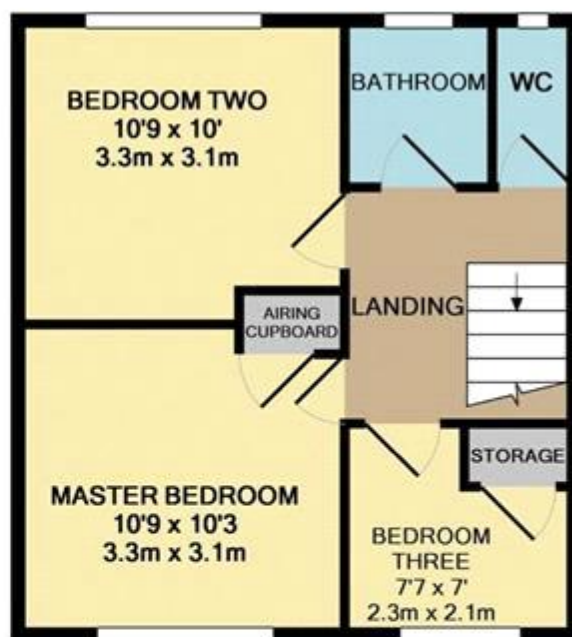
Water supply: Mains

Sewerage: Mains





GROUND FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.1 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
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

