



ROSE LANE, DISS, IP22

£1,100 PCM

3-bedroom end terraced house on the outskirts of Diss Town centre. The property benefits from GCH, UPVC Double Glazing, enclosed rear garden and off-road allocated parking for one car.

- 3 Bedrooms
- Bathroom with shower over bath
- EPC - C
- Damage Deposit £1,265
- Holding Deposit £250
- Council Tax Band C
- Downstairs WC
- Built in wardrobes
- Edge of Town location

3-bedroom end terraced house on the outskirts of Diss Town centre. The property benefits from GCH, UPVC Double Glazing, enclosed rear garden and off-road allocated parking for one car.

LOCATION The property is situated on the Southern outskirts of town. 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.

LOUNGE

Front entrance door, window to the front aspect, carpet flooring. radiator, stairs to the first floor and door leading to the inner hall.

KITCHEN

Range of cream fitted base and wall units, work surfaces, 1 1/2 bowl sink unit, electric oven, gas hob, extractor hood, spaces for fridge freezer and plumbing for washing machine and dishwasher, vinyl flooring. French doors leading to the rear garden.

INNER HALL

Spacious double storage cupboard and door leading to:

CLOAKROOM

Pedestal hand wash basin, low level WC, opaque window to rear, radiator and vinyl flooring.

ON THE FIRST FLOOR

LANDING

Radiator, airing cupboard.

BEDROOM ONE

Window to rear, carpet flooring, radiator and built in wardrobe.

BEDROOM TWO

Window to front, carpet flooring, radiator and built in wardrobe.

BEDROOM THREE

Window to front, carpet flooring and radiator

BATHROOM

White suite comprising panelled bath, pedestal hand wash basin, low level WC, radiator, vinyl flooring and opaque window to rear.

OUTSIDE

At the rear is one allocated parking space. There is also a fully enclosed rear garden which is mostly laid to lawn with small patio and pedestrian gate to side.

EPC RATING - C

COUNCIL TAX – South Norfolk District Council, Band C - £2,332.76 - 2026/2027

Holding Deposit - £250

Damage Deposit - £1,265

Available to let – September 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: £1,265

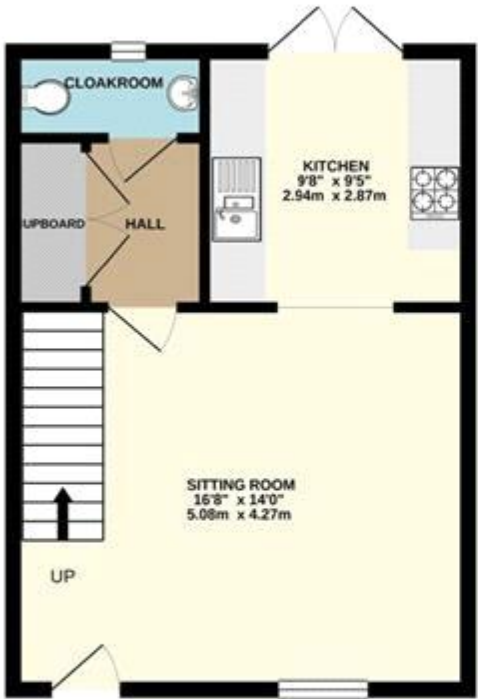
Holding Deposit: £250

Parking options: Off Street

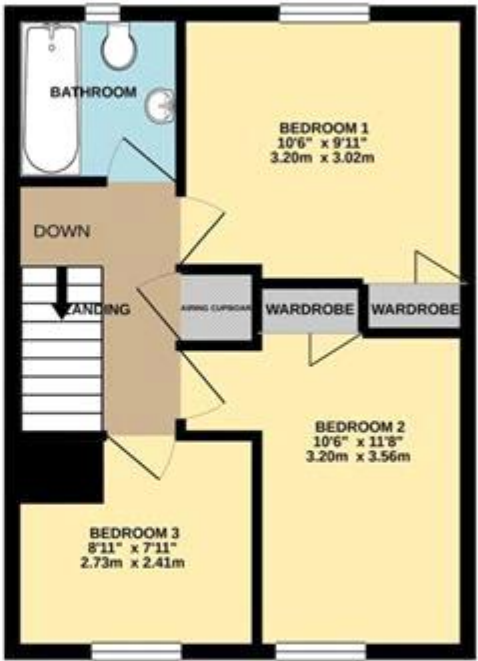
Garden details: Private Garden



GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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.
Made with Homigo #2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.