



DOUNE WAY

£975 PCM

Semi-detached bungalow with 2 double bedrooms, wet room and gas central heating. The property benefits from front and rear gardens and off-road parking.

- 2 Bedrooms
- Council Tax Band B
- EPC - C
- Damage Deposit £1125
- Holding Deposit - £225
- Wet Room
- Driveway parking for 2 cars
- Gas Central Heating

LOCATION Harleston is a popular south Norfolk town with excellent amenities including shops, supermarket, schools, health and recreational facilities together with regular bus service. Diss is about 9 miles to the west with main line railway station to London (Liverpool Street).

THE ACCOMMODATION COMPRISES

HALLWAY

Front entrance door, radiator.

KITCHEN 10' 11" x 8' 9" (3.33m x 2.67m)

Range of fitted base and wall units, work surfaces, inset single drainer sink unit, space and plumbing for washing machine, space for cooker, space for fridge/freezer, window to rear, fitted blind, airing cupboard, storage cupboard, vinyl flooring, wall mounted boiler.

SITTING/DINING ROOM 17' 7" x 11' 1" (5.36m x 3.38m)

2 radiators, window to rear.

BEDROOM 1 11' 5" x 9' 6" (3.48m x 2.9m)

Window to front, radiator.

BEDROOM 2 10' 4" x 8' 3" (3.15m x 2.51m)

Window to front, radiator.

WET ROOM 6' 4" x 5' 4" (1.93m x 1.63m)

Low level wc, hand wash basin, electric shower, radiator, opaque window to side, fitted blind.

OUTSIDE

Driveway providing off road parking for 2 cars. The front garden is mostly laid to lawn. The rear garden is mostly paved with garden shed.

AGENTS NOTE

EPC RATING C

COUNCIL TAX BAND B - South Norfolk Council (2026/2027 - £2,024.59)

HOLDING DEPOSIT - £225

DAMAGE DEPOSIT - £1,125

Available to let – December 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: £1,125

Holding Deposit: £225

Parking options: Off Street

Garden details: Private Garden

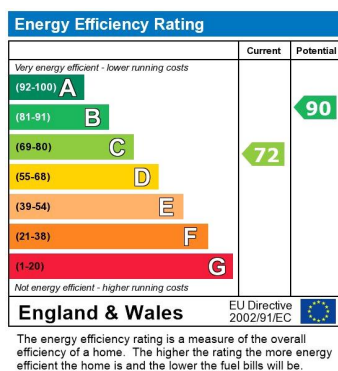
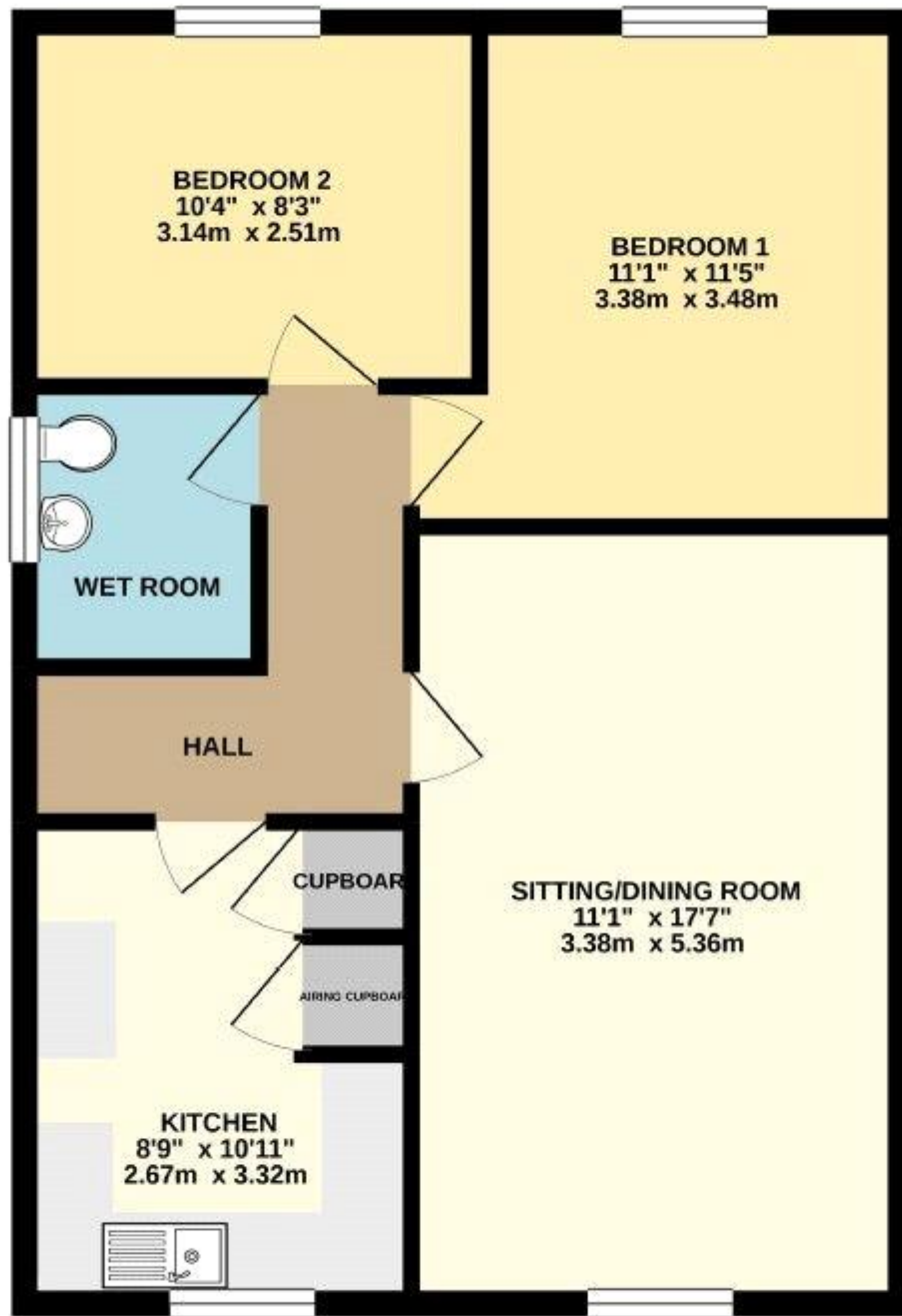
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Accessibility measures: Wet room





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.