www.paulhubbardonline.com

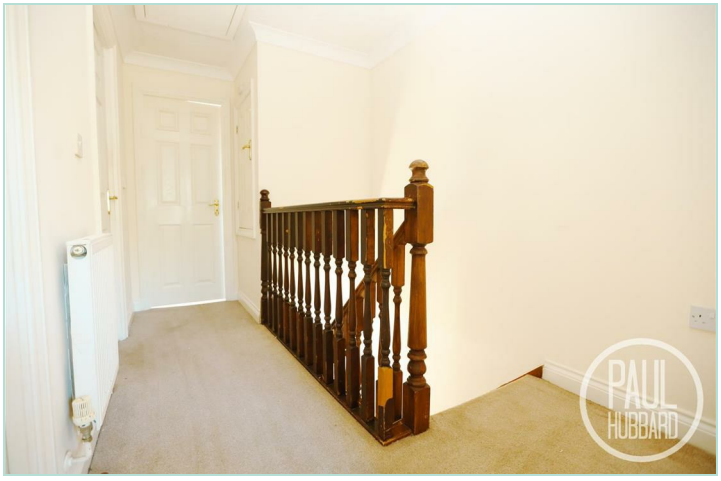
Store Street

Diss, IP22 4ED

- Well presented semi detached house
- 3 separate bedrooms
- Ground floor cloakroom & first floor bathroom
- Off road parking for multiple vehicles
- Rear garden ready for personalisation
- Gas central heating with combi boiler
- UPVC double glazed throughout
- Great transport links nearby
- Close to local shops & amenities
- Ready from 1st September

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218



Location

Set within the peaceful village of Roydon on the edge of Diss, this location offers a welcoming blend of rural charm and everyday convenience. Residents enjoy easy access to Diss's independent shops, cafés and mainline rail station, while the surrounding countryside provides miles of scenic walks and quiet lanes. With good local amenities, well-regarded schools and a friendly village atmosphere, Roydon delivers an appealing balance of community living and countryside tranquillity.

Entrance Hall

Entrance door to the front aspect, laminate flooring, radiator, UPVC double glazed window to the side aspect, stairs to the first floor landing and doors leading to the kitchen, lounge/diner and under stair cloakroom.

Kitchen

3.43 x 2.63

UPVC double glazed bay window to the front aspect, radiator, tile effect vinyl flooring, part tiled walls, units above & below, laminate work surfaces, built-in oven, ceramic hob & extractor hood, inset stainless steel sink & drainer with mixer tap and spaces for a fridge-freezer & dishwasher.

Lounge/ Diner

4.64 x 4.35 max

UPVC double glazed window and door to the rear aspect, radiator and laminate flooring.

Cloakroom

Tiled flooring, radiator, pedestal wash basin with hot & cold taps and a toilet.

Bedroom 1

3.72 x 2.57

UPVC double glazed window to the rear aspect, radiator, fitted carpet and a built-in wardrobe.

Bedroom 2

3.48 x 2.57

UPVC double glazed window to the front aspect, radiator, fitted carpet and a built-in wardrobe.

Bedroom 3

2.51 x 2.00

UPVC double glazed window to the rear aspect, radiator and fitted carpet.

Bathroom

1.98 x 1.68

Vinyl flooring, UPVC double glazed obscure window to the front aspect, toilet, pedestal sink with hot & cold taps, panelled bath with a mixer tap & a handheld shower attachment, radiator and part tiled walls.

Outside

To the front of the property, there is off-road parking providing space for multiple vehicles. The entrance is approached via a covered porch, with a planted hedge and gravelled area completing the frontage.

To the rear, the garden includes a patio, lawn area and a timber storage shed. The garden is mostly enclosed by wooden fencing and benefits from a side gate providing convenient access to the rear garden.

Lettings Note - Application Process

If you are interested in applying for this property after a viewing there is a simple process

1) Submit an application form to the office
2) Upon successful application you will be asked to pay your holding deposit (equivalent to 1 weeks rent).
3) Once references pass you will be asked to pay your security deposit.
4) Upon execution of you tenancy we will request your rent.

AFFORDABILITY: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5 x the monthly rent (this can be a combined income if more than 1 tenant

DEPOSIT: usually equivalent to 5 weeks' rent.

GUARANTOR: A guarantor will be required if your earnings don't match affordability or you are lacking a previous landlord reference or if you have had bad credit.
Your guarantor must have an income of 3x the monthly rent.

* Please contact Paul Hubbard Estate Agents for all enquiries.**

Lettings Note - Application Fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).
*Deposit - Deposit is usually 5 weeks rent.

**Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this.

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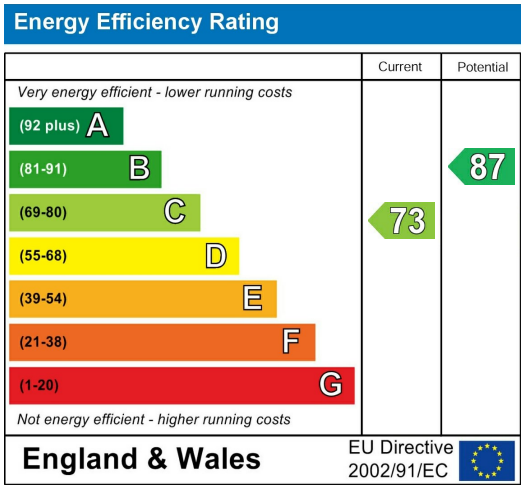
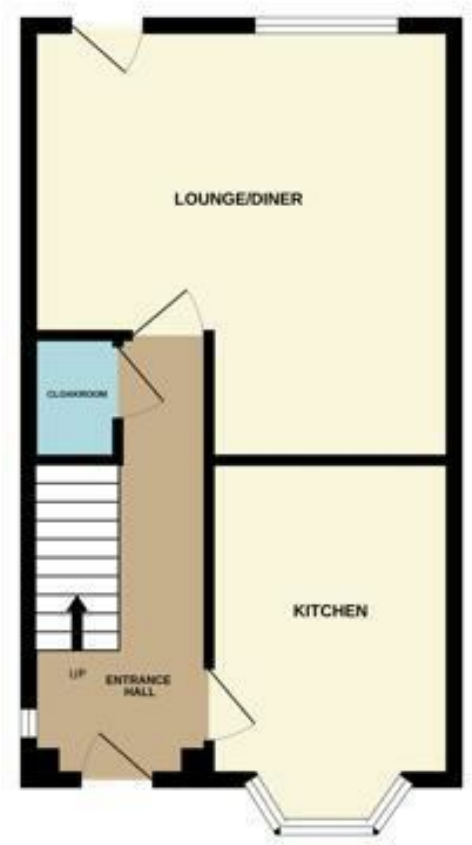
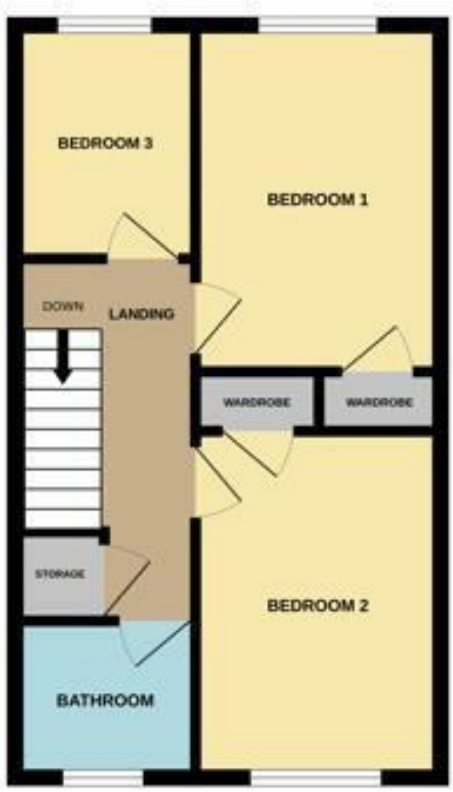
Council Tax Band: C
EPC Rating: C
Local Authority: South Norfolk Council



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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.
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Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements