



The Rectory Back Street, Garboldisham, Diss, IP22 2SD

£1,400 Per Calendar Month

- Four Bedrooms
- Four Reception Rooms
- Bathroom and Shower Room
- Garage
- Council Tax Band: F
- Detached
- Kitchen and Utility Room
- Established Garden
- EPC Rating: B

The Rectory Back Street, Diss IP22 2SD

A spacious FOUR BEDROOM DETACHED HOUSE available to rent in the village of Garboldisham.

This property sits on a good sized plot, with ample car parking, garage and established gardens to the front, side and rear.

The spacious accommodation includes an entrance hall, four reception rooms, fitted kitchen and utility room, cloakroom, bathroom and shower room.

This property has the benefit of double glazing throughout, air source pump heating and solar panels.

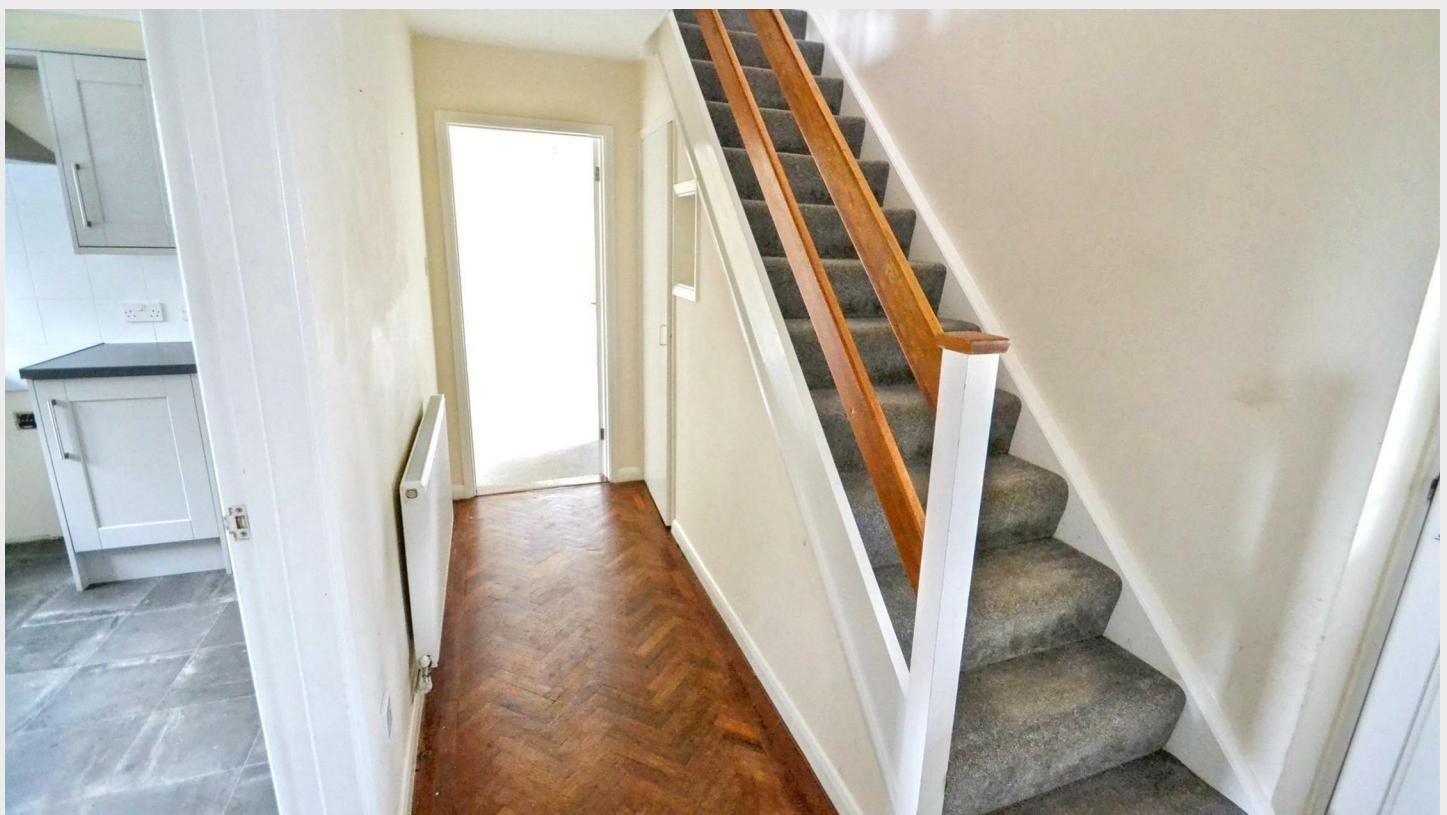
The village of Garboldisham is located seven miles from Diss, which has a main line train station offering services to London and Norwich. Garboldisham has a primary school, church and pub.

This property is available for a 6 Month Let.

EPC Rating: B - Council Tax: F - Breckland Council



Council Tax Band: F



Entrance Hall

Radiator. Set of Shelving. Carpet.

Reception Room

Carpet. Fitted Wardrobe. Set of Shelving. 2 Radiators.

Study

Radiator. Carpet.

Rear Entrance Hall

Vinyl Floor. 2 sets of coat hooks.

Utility Room

Vinyl Floor. Fitted grey wall and base units with black laminate work surface. Space for tumble dryer and washing machine. Radiator.

Kitchen

Vinyl floor. Radiator. Space for Fridge/freezer. Fitted grey wall and base units with a black laminate work surface. Space for a cooker. Stainless steel extractor fan.

Inner Hall

Herringbone wood effect floor. Stairs to first floor. Understairs Cupboard. Radiator.

Cloakroom

Vinyl floor. White wash basin and low level w/c. Toilet roll holder. Radiator. Towel Rail Holder.

Dining Room

Carpet. Two Radiators.

Living Room

Carpet. Two Radiators. Fireplace.

Stairs to 1st Floor

Landing

Carpet. Radiator.

Bathroom

Vinyl Floor. Radiator, White suite comprising bath with Briston Electric Shower over, pedestal wash basin and low level w/c. Toilet Roll Holder.

Bedroom 1

Carpet. Radiator.

Bedroom 2

Carpet. Radiator.

Bedroom 3

Carpet. Radiator.

Inner Landing

Set of shelving. Carpet.

Shower Room

Vinyl floor. Shower Cubicle with mains chrome effect shower. White pedestal wash basin. Shaving Light. Towel Rail. Radiator.

Bedroom 4

Radiator. Fitted Storage Cupboard/Wardrobe.

The deposit for this property is £1615.

EPC Rating B. Council Tax Band F - Breckland Council.

All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

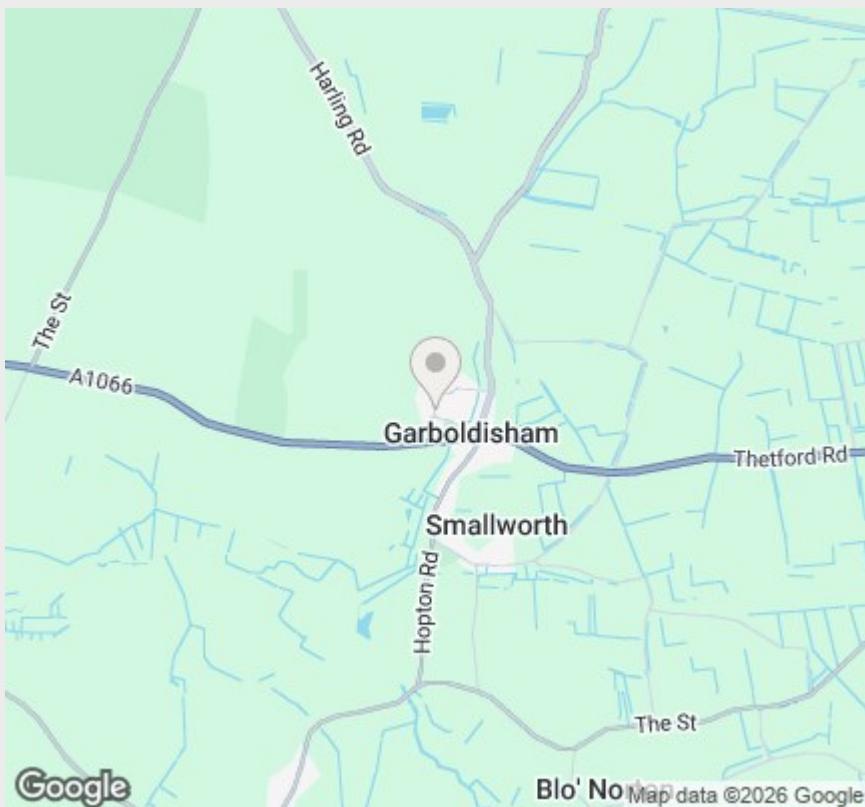
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £323.07. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.

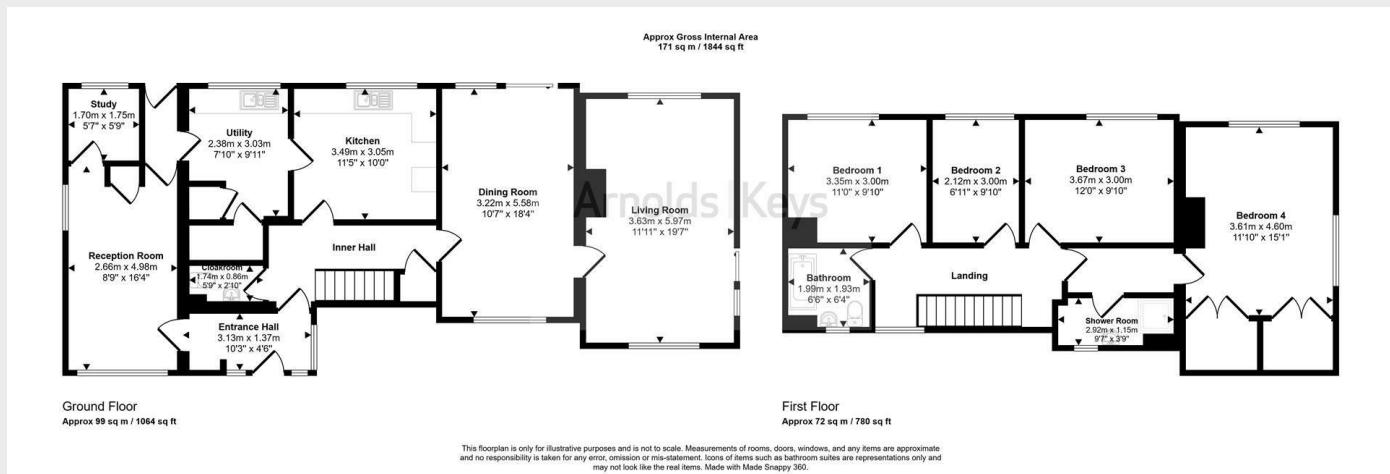


Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	87
(69-80)	C		
(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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

