



Pavilion Court, Roydon, Diss

£800 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ End-Terrace Home
- ✓ Spacious Sitting Room
- ✓ Fully Fitted Kitchen
- ✓ Generous Conservatory
- ✓ Two Bedrooms
- ✓ Family Bathroom with Shower
- ✓ Landscaped Private Garden
- ✓ Garage & Driveway

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Within WALKING DISTANCE to LOCAL AMENITIES and SCHOOLING you will find this IMMACULATELY PRESENTED HOME, with LANDSCAPED GARDENS, ample parking and a SINGLE GARAGE with POWER, LIGHTING and PLENTY of STORAGE SPACE. Once inside the ENTRANCE HALL opens into the 15' SITTING ROOM which is FLOODED with NATURAL LIGHT, leading onto the FULLY FITTED KITCHEN with INTEGRATED DOUBLE OVEN, a 13' GARDEN ROOM with ample space for dining table and chairs. Upstairs comprises TWO BEDROOMS with the larger offering a FITTED WARDROBE and STORAGE CUPBOARD, and the FAMILY BATHROOM. OUTSIDE you will find a PATIO AREA with AMPLE room for GARDEN FURNITURE and barbecue, which leads to the GENEROUS LAWNED GARDEN.

LOCATION

The village of Roydon has a service station, public house, village hall and rugby and is situated less than one mile from Diss. The market town of Diss has an abundance of amenities including three supermarkets, a leisure centre, independent shops and a wide range of social activities. Diss railway station lies on the Norwich to London Liverpool Street mainline.

DIRECTIONS

You may wish to use your Sat-Nav (IP22 5SP), but to help you...Leave Diss on the A1066/Stanley Road and follow, turning right onto Tudor Avenue then right again onto Crick's Walk. Follow and take the next right onto Nicholls Way and the first right onto Pavilion Court where the property will be found on the left hand side marked by

our For Let board.

The property is approached via a hard standing pathway with lawn to the left and gravel driveway to the right.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Tiled flooring, electric fuse box, stairs to first floor landing, coved ceiling, opening to:

SITTING ROOM

15' 8" x 12' 7" Max (4.78m x 3.84m) Fitted carpet, radiator x2, uPVC double glazed window to front, television and telephone points, thermostat heating control, coved ceiling, door to:

KITCHEN

12' x 7' 4" (3.66m x 2.24m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, inset electric ceramic hob, built-in eye level electric double oven, space for fridge/freezer, space for dishwasher, space for washing machine, tiled flooring, uPVC double glazed window to rear, uPVC obscure double glazed window to rear, smooth coved ceiling, door to:

CONSERVATORY

13' 6" x 9' 7" (4.11m x 2.92m) Tiled flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to side, uPVC double glazed French doors to rear.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in storage cupboard, loft access hatch, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit, panelled bath with mixer tap and thermostatically controlled shower, tiled walls, extractor fan, tiled flooring, vertical radiator, uPVC obscure double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

11' 8" x 6' 4" (3.56m x 1.93m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

12' 7" x 9' 5" Max (3.84m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to front, television point, cupboard housing wall mounted gas fired central heating boiler, built-in storage cupboard, coved ceiling.

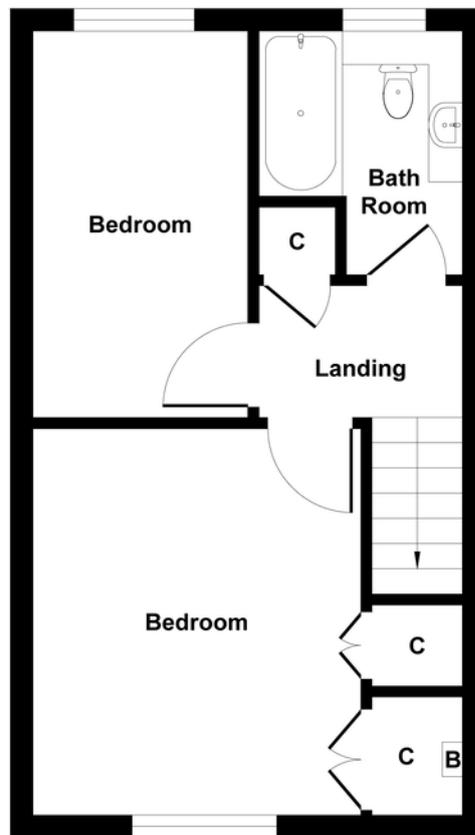
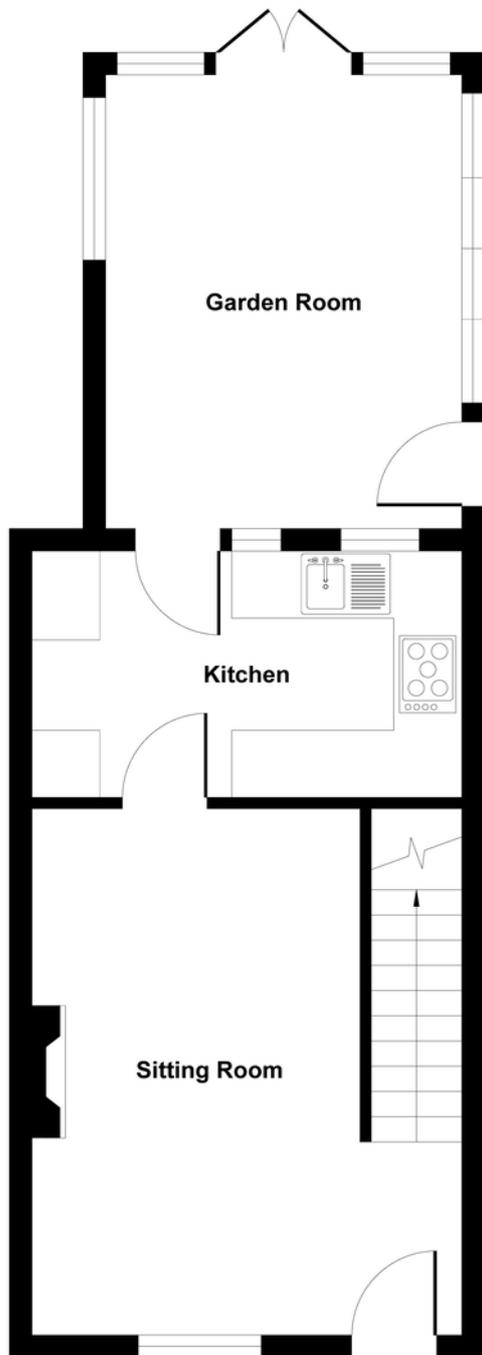
OUTSIDE

Leading from the garden room you find a spacious patio which leads to lawn and mature beds all enclosed by timber fence panels.

GARAGE

16' 11" x 7' 10" (5.16m x 2.39m) Up and over door to front, door to side, storage above, power and lighting.





Ground Floor
 Approximate Floor Area
 444 sq. ft
 (41.24 sq. m)

First Floor
 Approximate Floor Area
 444 sq. ft
 (41.24 sq. m)

Approx. Gross Internal Floor Area 888 sq. ft / 82.49 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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