



**31 Montgomery Way, King's Lynn**  
**£675 per calendar month**

**BELTON DUFFEY**



## **31 MONTGOMERY WAY, KING'S LYNN, NORFOLK, PE30 4YH**

A one bedroom terraced house situated in a sought after residential area, close to the Hospital and approximately 2 miles from the town centre.

### **DESCRIPTION**

A one bedroom terrace house situated in a sought after residential area, close to the Hospital and approximately 2 miles from the town centre.

The accommodation briefly comprises entrance hall with under stairs storage and a bathroom to the ground floor. To the first floor there is a sitting room/dining room, kitchen with electric oven and a double bedroom.

The property also benefits from an allocated parking space

### **SITUATION**

King's Lynn is a historic medieval port dating back to the 12th century, situated on the River Great Ouse. The winding streets and alleys of the old town remain intact but King's Lynn also boasts an extensive pedestrianized shopping area with a lively combination of national retailers, specialist shops and family businesses. The bustling markets are still held on the informatively named Tuesday and Saturday Market Places.

### **ENTRANCE HALL**

2.45m x 2.03m (8' x 6' 8")

Entrance door, under stairs storage, electric heater, stairs to first floor.

### **BATHROOM**

2.44m x 1.69m (8' x 5' 7")

Three piece bathroom suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, electric heater, wood effect vinyl flooring, window to side.

### **STAIRS AND LANDING**

Windows to side.

### **SITTING ROOM/DINING ROOM**

4.50m x 3.33m (14' 9" x 10' 11")

Electric heater, windows to rear, airing cupboard, TV and telephone points.





## **KITCHEN**

3.14m x 1.83m (10' 4" x 6')

A range of wall and base units and worktops, sink and drainer with swan neck mixer tap, electric cooker with extractor over, fridge and washing machine, combi oven, windows to rear, electric heater and wood effect vinyl flooring.

## **BEDROOM**

2.59m x 2.40m (8' 6" x 7' 10")

Windows to side, loft access, fitted cupboard with shelving and hanging rail.

## **ADDITIONAL INFORMATION**

1) References - For tenancies commencing from the 1st June 2019 the tenant fee ban applies, therefore agents can no longer charge for tenant referencing.

The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.

2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).

3) Deposit £675.00. (Capped at no more than 5 weeks' rent).

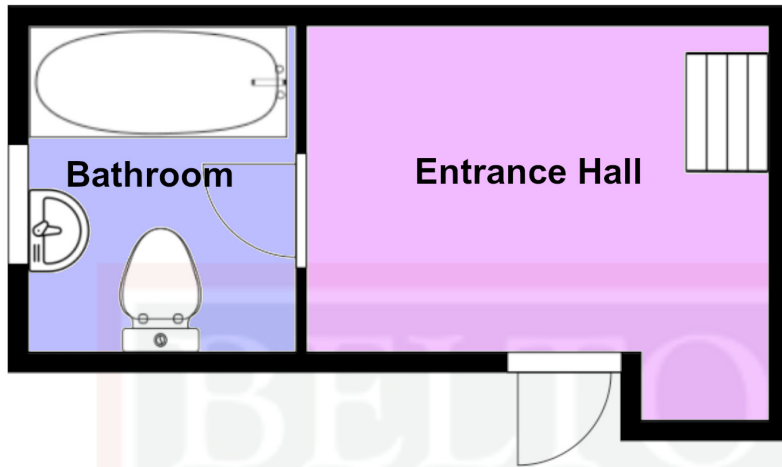
4) To be let unfurnished.

5) Sorry no pets

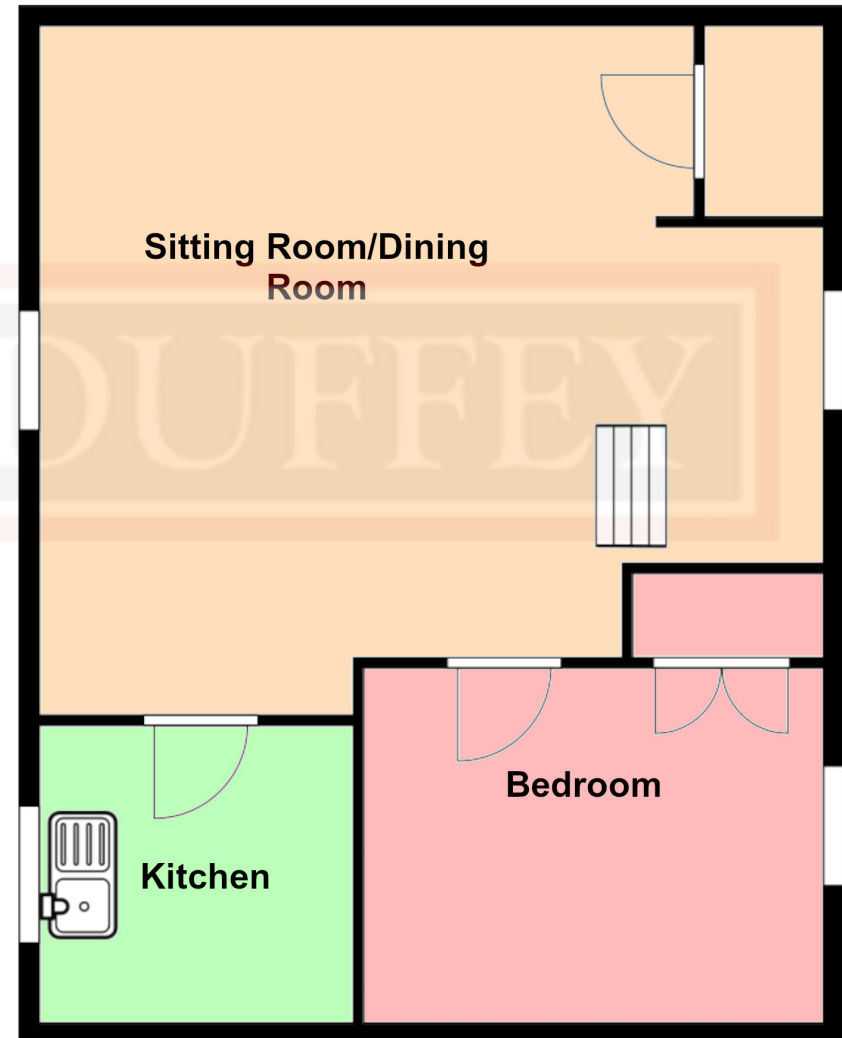
## **DIRECTIONS**

From the King's Lynn Office head through the town onto Railway Road, past the sorting office, bear left on to Littleport Street and head towards Gaywood. Pass the Gaywood Clock and bear right heading towards the hospital on the Gayton Road. Go past the Hospital over the double mini roundabout and turn right into Winston Churchill Drive, follow this Road down and take the third turning on the left into Montgomery Way, follow this road all the way to the bottom at the end turn left and number 31 will be found under the archway at the very end.

## Ground Floor



## First Floor



### OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Tel 01553 616200. Council Tax Band - A.

Electric heating.

EPC - D.

### VIEWING

Strictly by appointment with the agent.





## BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

[www.beltonduffey.com](http://www.beltonduffey.com)



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.