



1 Tasburgh Close, King's Lynn
£950 per calendar month

BELTON DUFFEY



1 TASBURGH CLOSE, KING'S LYNN, NORFOLK, PE30 4GY

A modern three bedroom, two bathroom, end of terraced house with gas fired central heating, double glazing, situated in a popular residential area within walking distance of the hospital.

DESCRIPTION

A modern three bedroom, two bathroom, end of terraced house with gas fired central heating, double glazing, situated in a popular residential area within walking distance of the hospital.

The accommodation briefly comprises entrance hallway, cloakroom, sitting room with patio doors leading to garden, kitchen/dining room with electric oven and gas hob and extractor fan. Master bedroom with two fitted wardrobes, en-suite shower room, two further bedrooms and a family bathroom.

Outside the property benefits from an enclosed rear garden with wooden shed, parking and garage.

SITUATION

King's Reach is a popular residential area with its regular bus service and is situated to close by Gaywood with its doctors surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, to the Queen Elizabeth Hospital and also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

ENTRANCE HALLWAY

3.42m x 2.45m (11' 3" x 8')

Brand new fitted carpet, understairs storage cupboard, radiator, stairs to first floor.

CLOAKROOM

1.97m x 1.06m (6' 6" x 3' 6")

Low level WC, pedestal wash hand basin, tile effect vinyl flooring, radiator, window to rear.

KITCHEN/DINING ROOM

4.91m x 3.26m (16' 1" x 10' 8")

A range of light wood effect wall and base units and drawers with granite effect worktops over, stainless steel sink and drainer with swan neck mixer tap, wall mounted central heating boiler, electric fan assisted oven with 4 ring gas hob and extractor over. Plumbing and space for automatic washing machine and dishwasher and space for fridge freezer, radiator, windows to front and rear, tile effect vinyl flooring.

SITTING ROOM

5.19m x 2.77m (17' x 9' 1")

Fitted carpet, bay window to front and patio doors to rear, TV and telephone points, radiators.

FIRST FLOOR LANDING

2.95m x 1.01m (9' 8" x 3' 4")

Fitted carpet, window to front, loft access, airing cupboard housing hot water tank.



BEDROOM 1

2.91m x 2.84m (9' 7" x 9' 4")

Fitted carpet, two single fitted wardrobes, window to front, radiator.

EN-SUITE SHOWER ROOM

2.22m x 0.85m (7' 3" x 2' 9")

brand new Enclosed shower cubicle, pedestal wash hand basin, low level WC, radiator, window to rear, wood effect Karndean flooring.

BEDROOM 2

3.35m x 2.46m (11' x 8' 1")

Fitted carpet, TV pint, window to front, radiator.

BATHROOM

1.87m x 1.85m (6' 2" x 6' 1")

paneled bath with mains shower over, pedestal wash hand basin, low level WC, radiator, window to rear, wood effect Karndean flooring.

BEDROOM 3

2.95m x 1.95m (9' 8" x 6' 5")

Fitted carpet, window to rear, TV point, radiator.

OUTSIDE

To the front of the property is a lawned area with hedged boundaries.

To the rear of the property is an enclosed garden mainly laid to lawn with fenced boundaries, raised decked area, wooden shed and patio area with access gate leading to parking and garage.

GARAGE

Up and over door, power and light.

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 - £1100.00. (Capped at no more than 5 weeks' rent).
- 4) To be let unfurnished.



AWAITING

FLOORPLAN

DIRECTIONS

From the town centre, proceed out of town on the Gaywood Road bearing right at the clock into Gayton Road. Continue along this road and over the two mini roundabouts and turn right into Winston Churchill Drive. Follow this road all the way down to the bottom and take the first left at the mini roundabout into King's Reach along Anthony Nolan Road. At the first crossroads, turn left on to Beechan Drive and bear left on to Tasburgh close and the property will be found on the left hand side.

OTHER INFORMATION

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Council tax band B

Gas fired central heating.

EPC rating band C.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 660866
E: lettings@beltonduffey.com

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



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.