



**7 Chew Court, King's Lynn**  
**£895 per calendar month**

**BELTON DUFFEY**



# 7 CHEW COURT, KING'S LYNN, NORFOLK, PE30 3XP

A two bedroom mid terraced house in a popular location with enclosed rear garden and garage.

## DESCRIPTION

A two bedroom mid terraced house in a popular location with enclosed rear garden and garage.

The accommodation briefly comprises: Entrance hallway, kitchen with built in oven and hob, sitting room/dining room with door leading to garden to the ground floor. To the first floor there are two bedrooms and a bathroom.

The property also benefits from double glazing and gas fired central heating and has been redecorated throughout and new flooring fitted.

## SITUATION

South Wootton lies on the outskirts of King's Lynn and locally is considered to be one of the most popular areas being close to the town centre, various industrial estates, local shops, schools, regular bus service and social amenities. Within a short distance is the golf course at Castle Rising. The North Norfolk coast, an area of outstanding natural beauty, is to the North and the larger town of King's Lynn with its port and medieval centre is nearby. Cambridge and Norwich cities are also within easy motoring distance.

## ENTRANCE HALLWAY

Wood effect laminate flooring, radiator.

## KITCHEN

2.60m x 2.40m (8' 6" x 7' 10")

A range of wooden wall and base units with granite effect worktops over and tiled splashbacks, stainless steel sink and drainer with mixer tap, electric oven with extractor over, plumbing and space for automatic washing machine, under counter fridge and freezer, tiled floor, plinth heater, window to front.

## SITTING ROOM/DINING ROOM

4.70m x 3.60m (15' 5" x 11' 10")

Wood effect laminate flooring, radiator, window and door to rear, TV and telephone point, stairs to first floor.

## FIRST FLOOR LANDING

Fitted carpet.

## BEDROOM 1

3.60m x 3.60m (11' 10" x 11' 10")

Fitted carpet, window to rear, radiator, fitted wardrobes.



## **BATHROOM**

2.60m x 1.70m (8' 6" x 5' 7")

Paneled bath with shower over, low level WC, pedestal wash hand basin, radiator, window to front, airing cupboard.

## **BEDROOM 2**

3.70m x 1.70m (12' 2" x 5' 7")

Fitted carpet, radiator, window to front.

## **OUTSIDE**

To the front of the property is a concrete pathway with shingle borders. To the rear of the property is an enclosed garden mainly laid to lawn with patio area, mature tree and shrub borders and rear access gate leading to the parking area and garage block.

## **ADDITIONAL INFORMATION**

- 1) 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) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit -  
right-to-rent service.gov  
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 3) Deposit - £895.00. (Capped at no more than 5 weeks' rent).
- 4) To be let unfurnished.

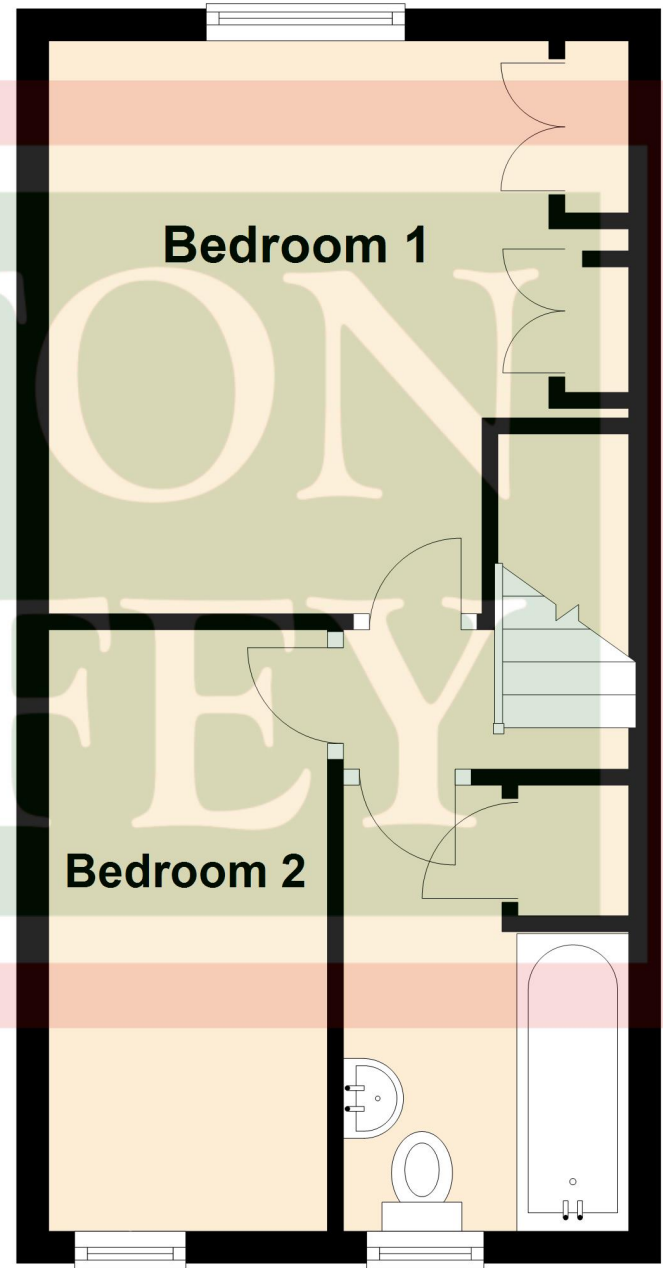
## **DIRECTIONS**

From the town centre proceed out along Edward Benefer Way (Northern Bypass) and into Low Road, South Wootton. Continue to the traffic lights and proceed straight over into Grimston Road, continue along and turn right just where you will see and garage and the Asda Super Store into Langley Road. Proceed along Langley Road taking the fourth right hand turning into Lexham Road. Follow the road round to the right into Chew Court and the property will be found towards the end of the cul-de-sac on the right hand side

# Ground Floor



# First Floor



## **OTHER INFORMATION**

### **LOCAL AUTHORITY**

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Telephone 01553 616200.  
Council Tax Band B

Gas fired central heating.

EPC - D.

### **VIEWING**

Strictly by appointment with the agent.





# BELTON DUFFEY

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.

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