



170 Anthony Nolan Road, King's Lynn
£895 per calendar month

BELTON DUFFEY



170 ANTHONY NOLAN ROAD, KING'S LYNN, NORFOLK, PE30 4GJ

A two double bedroom, (one en suite) semi-detached property in a popular location with off street parking for 2 cars and gardens.

DESCRIPTION

170 Anthony Nolan Road comprises a two double bedroom, (1 en-suite) semi-detached house situated in a convenient location with double car parking and garden. The property is situated in a pleasant location opposite the reservoir of the King's Reach development close to the King's Lynn hospital. The well presented accommodation briefly comprises entrance hall, sitting/dining room, kitchen and cloakroom to the ground floor. On the first floor there are two double bedrooms, 1 being en-suite and a family bathroom.

SITUATION

Anthony Nolan Road is a popular residential area being nearby to Gaywood's local centre with its regular bus service, doctors surgery, local shops, library, supermarket, primary and secondary schools. There is good access to the town centre, to the Queen Elizabeth hospital and it is also a convenient place for various industrial estates, the North Norfolk coast and The Royal Estate of Sandringham.

ENTRANCE HALL

2.63m x 1.97m (8' 8" x 6' 6")

Frosted window to side, thermostat, electric trip switches, radiator, wood effect flooring.

KITCHEN

A range of wooden wall and base units with granite effect worktops over, stainless steel sink and drainer with swan neck mixer tap, built in electric oven and gas hob with extractor over, plumbing and space for automatic washing machine, space for fridge/freezer, window to front, radiator, tile effect vinyl flooring.

CLOAKROOM

2.11m x 0.98m (6' 11" x 3' 3")

Low level WC, wash hand basin with splash back, extractor, radiator, wood effect flooring

SITTING ROOM/DINING ROOM

4.80m x 4.27m (15' 9" x 14')

Two radiators, staircase to first floor, double French doors leading to rear garden, fitted carpet, TV and telephone points.

FIRST FLOOR LANDING

1.86m x 2.30m (6' 1" x 7' 7")

Wardrobe with hanging rail, mains smoke alarm, loft access, fitted carpet.



BEDROOM 1

3.00m x 3.36m (9' 10" x 11')

Double wardrobe with hanging rail and shelf, radiator, window to front, fitted carpet.

EN-SUITE SHOWER ROOM

3.15m x 1.18m (10' 4" x 3' 10")

Shower cubicle with bi-fold doors and mains shower, low level WC, pedestal wash hand basin, frosted window to front, heated towel rail, extractor, vinyl flooring.

BEDROOM 2

3.69m x 2.79m (12' 1" x 9' 2")

Window to rear, radiator, wardrobe with hanging rail, cupboard housing Potterton PowerMax HE gas central heating boiler, fitted carpet.

BATHROOM

1.76m x 1.83m (5' 9" x 6') 3 piece white suite comprising panelled bath, shower attachment, pedestal basin, heated towel rail, shaver socket, extractor, vinyl flooring.

OUTSIDE

The property has a lawned front garden with flowers and shrubs, paved pathway leading to front entrance door, double car parking space, gated access leading to rear garden which is laid to lawn and enclosed by fenced boundaries.

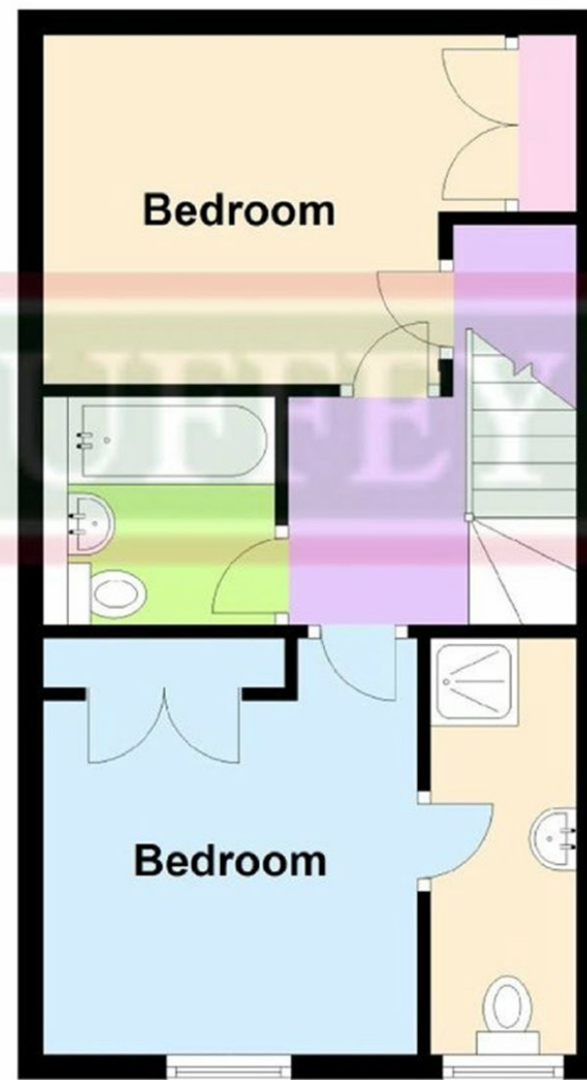
ADDITIONAL INFORMATION

- 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)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £895.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

Ground Floor



First Floor



DIRECTIONS

From King's Lynn town centre proceed out of town on Gaywood Road, at the Gaywood clock bear right into Gayton Road, opposite the Queen Elizabeth hospital turn right at the mini-roundabout into Winston Churchill Drive, proceed down here taking the 5th left-hand turning into Anthony Nolan Road, proceed down here and the property will be found opposite the reservoir on the right hand side.

OTHER INFORMATION

Gas fired central heating. EPC band C.

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

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

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