



11 Riverview Way, King's Lynn
£825 per calendar month

BELTON DUFFEY



11 RIVERVIEW WAY, KING'S LYNN, NORFOLK, PE30 4WE

A 2 double bedroom (1 en-suite) Coach House property situated in a popular location with garage and off street parking.

DESCRIPTION

A 2 double bedroom (1 en-suite) Coach House property situated in a popular location with garage and off street parking.

The accommodation briefly comprises entrance hallway, stairs to first floor, open plan sitting/dining room, kitchen, two double bedrooms (1 en-suite) and a bathroom.

There is a garage and one allocated parking space.

SITUATION

Gaywood, is a residential area with its regular bus service and is situated closeby to the doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, which has undergone extensive improvements within the last few years. King's Lynn has an historic port on the Great River Ouse and an internationally renowned medieval centre. There is also good access to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

ENTRANCE HALLWAY

Stairs to first floor.

SITTING/DINING ROOM

Radiator, TV point, storage cupboard.

KITCHEN

A range of wall and base units with worktops over, built in fan assisted oven with 4 ring electric hob, plumbing and space for automatic washing machine, space for fridge/freezer, wall mounted gas fired central heating boiler, windows to rear, vinyl flooring radiator.

BEDROOM 1

Fitted carpet, window to front, radiator.

EN-SUITE SHOWER ROOM

Shower cubicle, low level WC, pedestal wash hand basin, window to front, radiator, vinyl flooring.



BEDROOM 2

Fitted carpet, radiator, window to rear.

BATHROOM

Paneled bath, low level WC, pedestal wash hand basin, window to rear, vinyl flooring, radiator.

OUTSIDE

Garage with up and over door. Parking for one car.

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 - £750.00. (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 out of town towards Gaywood. At the Gaywood clock, bear left at the traffic lights on to the Wootton Road follow this road half way down and turn right on to Dairy Way and bear left on to Riverview Way and the property will be found a short way down on the right 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 A.

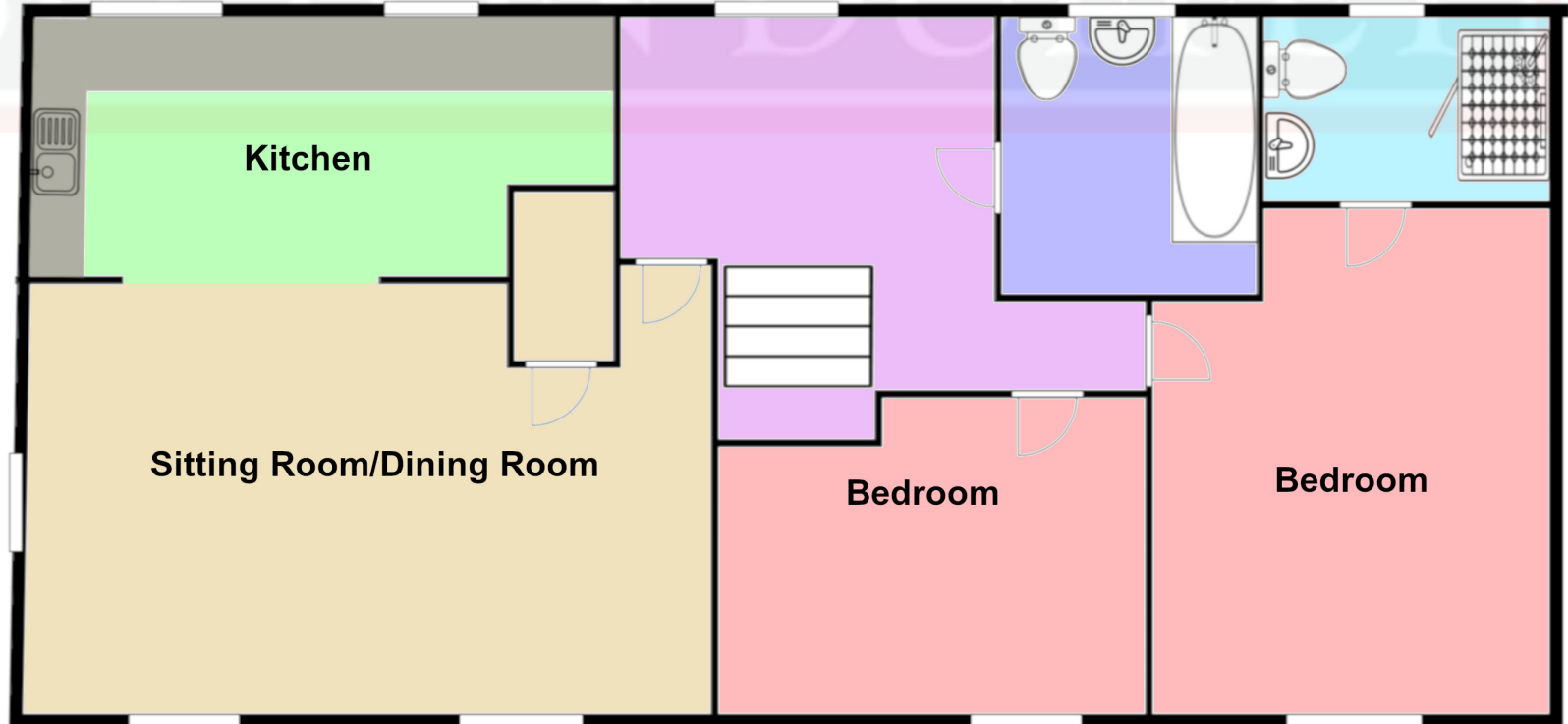
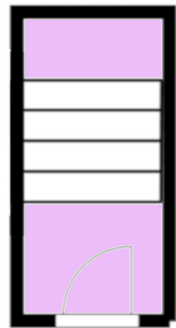
Gas fired central heating.

EPC - C.

Ground Floor

First Floor

BELTON DUFFEY



VIEWING

Strictly by appointment with the agent.



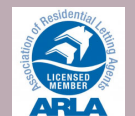


BELTON DUFFEY

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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



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.