



45 Burch Close, King's Lynn
£975 per calendar month

BELTON DUFFEY



45 BURCH CLOSE, KING'S LYNN PE30 4UJ

A three bedroom mid terrace house in a popular location within walking distance of the hospital and approximately 2 miles from the town centre.

DESCRIPTION

A three bedroom mid terrace house situated in a popular residential area within walking distance of the hospital and approximately 2 miles from the town centre.

The property briefly comprises entrance hall, cloakroom, storage cupboard, kitchen with built in oven and hob, space for fridge/freezer and washing machine, sitting room/dining room with spiral staircase and conservatory to the ground floor. To the first floor there are 1 double bedroom with built-in wardrobe and 2 single bedrooms one with built-in wardrobe and a family bathroom.

The outside benefits from a low maintenance paved rear garden and allocated parking space.

SITUATION

Burch Close is located in the popular Bishops Park area of King's Lynn, close to a wide range of amenities, including shops, schools, doctor's surgery and the Hospital is closeby. King's Lynn also has a mainline station to Cambridge and London Kings Cross.

ENTRANCE HALL

Wood effect laminate flooring, storage cupboard, radiator.

CLOAKROOM

Tile effect vinyl flooring, radiator, window to front, low level WC, pedestal wash hand basin.

KITCHEN

A range of wall and base units with worktops over, stainless steel sink and drainer with swan neck mixer tap, built in double electric oven and hob with extractor over, plumbing and space for automatic washing machine and space for fridge freezer, radiator, window to front and tiled floor.

SITTING ROOM

Wood effect laminate flooring, windows to rear and patio doors leading to conservatory, TV and telephone points, radiator, feature fireplace with coal effect gas fire, spiral staircase leading to first floor.

CONSERVATORY

Tiled floor, radiator, patio door to garden.



FIRST FLOOR LANDING

Fitted carpet, loft access.

BEDROOM 1

Wood effect laminate flooring, window to rear, radiator, double fitted mirrored wardrobes.

BEDROOM 2

Fitted carpet, window to front, radiator.

BEDROOM 3

Wood effect laminate flooring, window to front, fitted wardrobe, radiator.

BATHROOM

Three piece bathroom suite with panelled bath with electric shower over and shower screen, low level WC, pedestal wash hand basin, tile effect vinyl flooring and radiator.

OUTSIDE

To the front of the property is a low maintenance shingle garden with shrub borders and path leading to front door with outside shed.

To the rear of the property is a courtyard low maintenance garden laid to shingle and paved with shrub borders with rear access gate to parking area.

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>

4) Deposit - £950.00. (Capped at no more than 5 weeks' rent).

5) To be let unfurnished.

6) Sorry no pets.



**AWAITING
FLOORPLAN**

DIRECTIONS

From the Agents office head south towards Portland Street. Turn right at Railway Road and continue to follow the A148. Turn right at Austin Street and bear right into Gayton Road At Winston Churchill Drive take the 2nd turning left into Burch Close, at the T junction turn left and the property can be found 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. Telephone 01553 616200.
Council Tax band A

Gas fired central heating.

EPC rating band 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

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.

