



Middle Cottage, West Rudham
£850 per calendar month

BELTON DUFFEY



MIDDLE COTTAGE, LYNN ROAD, WEST RUDHAM, NORFOLK, PE31 8RW

A two double bedroom mid terraced cottage in a popular village location.

DESCRIPTION

A two double bedroom mid terraced cottage in a popular village location.

The accommodation briefly comprises: Sitting room with feature fireplace, dining room with feature fireplace, kitchen, rear lobby and shower room to the ground floor. To the first floor there are two double bedrooms.

The property also benefits from an enclosed rear garden and ample unrestricted parking to the front of the property.

SITUATION

Situated approximately mid-way between King's Lynn and Fakenham, West Rudham is a rural village with a scattering of houses and cottages and village green East Rudham. Close to the source of the River Wensum, closeby is the Houghton Hall Estate surrounded by beautiful countryside. Adjoined to West Rudham is the larger village of East Rudham with a large village green and many attractive period properties offering everyday shopping facilities including a village stores, kitchen shop, tile shop, public house, veterinary surgery, primary school, parish church, playing fields and a village hall.

The North Norfolk coast, an Area of Outstanding Natural Beauty is some 12 miles to the north, Norwich approximately 33 miles to the south-east, Fakenham 15 miles to the south-east and King's Lynn 15 miles south-west (with mainline station serving Cambridge and London).

SITTING ROOM

3.31m x 3.08m (10' 10" x 10' 1")

Fitted carpet, feature fireplace, storage cupboard, electric heater, window to front and door leading to outside.

DINING ROOM

2.88m x 2.41m (9' 5" x 7' 11")

Pamment tiled floor, electric heater, 2 x storage cupboards, feature fireplace, stairs to first floor.

REAR LOBBY

1.08m x .89m (3' 7" x 2' 11")

Vinyl flooring.

SHOWER ROOM

1.34m x 1.09m (4' 5" x 3' 7")

Love level WC, pedestal wash hand basin, shower cubicle with electric shower, ladder style radiator, vinyl flooring, window to rear.



KITCHEN

2.09m x 1.95m (6' 10" x 6' 5")

A range of wall and base units with worktops over, stainless steel sink and drainer, plumbing and space for automatic washing machine and space for fridge, built in electric fan assisted oven with 4 ring electric hob and extractor over, vinyl flooring, window to rear and door leading to garden.

FIRST FLOOR LANDING

Fitted carpet, loft access.

BEDROOM 1

3.59m x 3.56m (11' 9" x 11' 8")

Fitted carpet, electric heater, window to front.

BEDROOM 2

3.51m x 2.39m (11' 6" x 7' 10")

Fitted carpet, electric heater, airing cupboard housing hot water tank, window to rear.

OUTSIDE

To the front of the property is ample unrestricted parking and a front garden with mature trees and shrubs. To the rear of the property is an enclosed garden with fenced boundaries, mainly laid to lawn with patio area and coal bunker.

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)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £850.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Pets considered.

DIRECTIONS

From Fakenham, head west on the A148 in the direction of King's Lynn. Continue for approximately 5 miles passing through the village of East Rudham and on into West Rudham continue along until you are nearly out of the village and the property will be found on the right hand side behind a grassed parking area.



OTHER INFORMATION

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

Electric heating.

EPC rating band E.

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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