



6 Whitefriars Terrace, King's Lynn
£950 per calendar month

BELTON DUFFEY



6 WHITEFRIARS TERRACE, KING'S LYNN, NORFOLK, PE30 5AQ

A deceptively spacious refurbished and extended 3 bedroom period terrace property, situated in a popular and convenient location with rear courtyard.

DESCRIPTION

A deceptively spacious refurbished and extended 3 bedroom period terrace property, situated in a popular and convenient location with rear courtyard.

New gas central heating and double glazing is installed.

The property has been recently been refurbished to a good standard and briefly comprises entrance hall with original black and terracotta tiled floor, good size sitting/dining room with feature fireplace, under stairs storage, a recently installed kitchen with breakfast bar, ground floor cloakroom and ground floor bedroom 3/playroom. On the first floor are 2 double bedrooms and a newly installed large bathroom with bath and double size shower.

Outside, the property has a walled courtyard.

SITUATION

The property is situated in the popular Friars area of King's Lynn which is a residential area located off London Road, being close to the town centre. In the vicinity local shops, primary and secondary schools and a regular bus service. There is good access to the Queen Elizabeth Hospital, and the various industrial estates. The railway station and town library are within walking distance of the property, as is "The Walks" park area.

ENTRANCE HALL

3.93m x 0.87m (12' 11" x 2' 10") Black and terracotta period tiled floor, door to outside, consumer unit and stairs to first floor landing.

SITTING/DINING ROOM

7.48m x 3.31m (24' 6" x 10' 10") Cupboard housing the gas meter, 2 radiators, feature fireplace.

UNDER STAIRS STORAGE

2.36m x 0.76m (7' 9" x 2' 6")

NEWLY INSTALLED KITCHEN

4.51m x 2.32m (14' 10" x 7' 7") Marble effect worktop with 1.5 bowl composite sink unit and chrome mixer tap, cupboards and soft closure drawers under. Further matching worktop with cupboards under, space and plumbing for automatic washing machine, breakfast bar area, matching wall cupboards, cooker point with extractor over, woodgrain effect tiled floor, UPVC double glazed door to rear courtyard.

INNER LOBBY

1.62m x 0.87m (5' 4" x 2' 10") Radiator.

CLOAKROOM

1.55m x 1.23m (5' 1" x 4' 0") Newly installed low level WC, pedestal wash hand basin, ceramic tiled floor, heated chrome towel rail, extractor.



GROUND FLOOR BEDROM 3/PLAYROOM

3.63m x 2.26m (11' 11" x 7' 5") Radiator, frosted window and roof light.

FIRST FLOOR LANDING

3.67m x 1.65m (12' 0" x 5' 5") Loft access.

BEDROOM 1

4.32m x 3.67m (14' 2" x 12' 0") Radiator.

BEDROOM 2

3.64m x 2.59m (11' 11" x 8' 6") Radiator.

LARGE NEWLY INSTALLED BATHROOM

3.02m x 2.41m (9' 11" x 7' 11") Double size shower cubicle with mains shower, low level WC, pedestal wash hand basin, ceramic tiled floor, panelled bath, extractor, Baxi 800 newly installed gas central heating boiler.

OUTSIDE

Walled courtyard garden with pedestrian gate.

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).

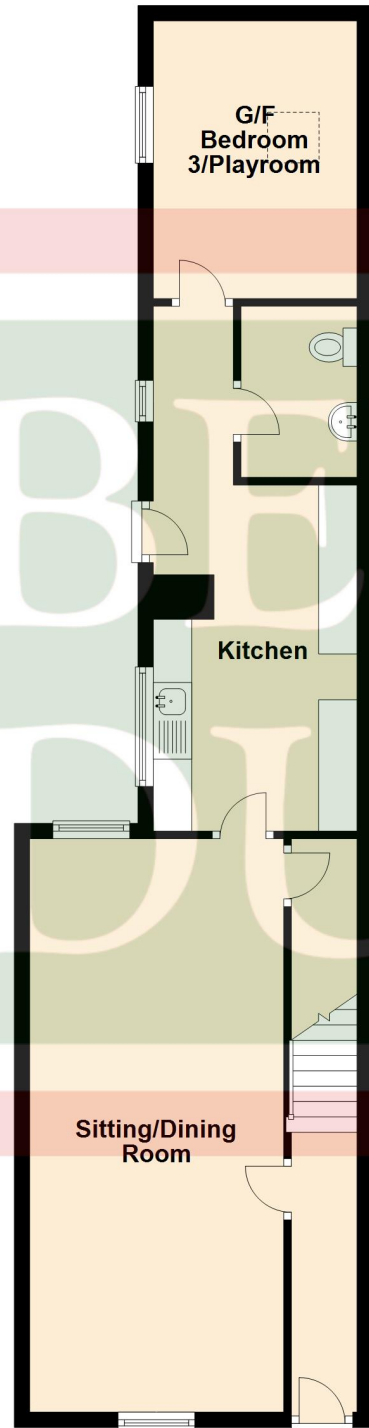
3) Deposit - £1095.00. (Capped at no more than 5 weeks' rent).

4) To be let unfurnished.

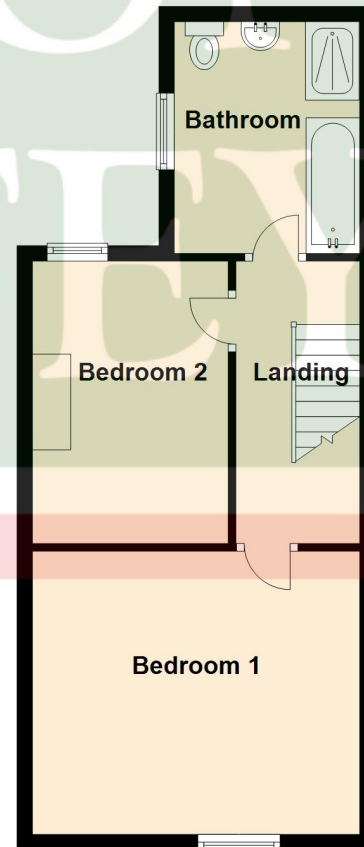
DIRECTIONS

From the Agents' office proceed out of town on London Road and continue along towards the end of London Road and before the Southgates, turn right into Friars Street and take the third left into Whitefriars Road, then first right into Whitefriars Terrace and the property will be seen on the right hand side.

Ground Floor



First Floor



OTHER INFORMATION

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

Gas central heating.

EPC - TBC.

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.