



58 Station Road, Clenchwarton
£1,050 per calendar month

BELTON DUFFEY



58 STATION ROAD, CLENCHWARTON, NORFOLK, PE34 4DG

A 2 bedroom detached bungalow situated in a non estate location with gardens, garage and parking.

DESCRIPTION

A refurbished 2 bedroom detached bungalow situated in a non estate location with gardens, garage and parking.

The property was built in the 1960's and is installed with oil central heating and UPVC double glazing.

The accommodation briefly comprises entrance hall, sitting room, fitted kitchen, 2 bedrooms and a shower room

Outside the property has gardens to the front and rear, parking and a single garage.

SITUATION

Clenchwarton is a thriving Norfolk village in the heart of the fens, only a few miles from King's Lynn, with good bus links into the town. The village offers a range of clubs and organisations, as well as a post office, general store, a public house, children's play area, playing field and a good primary school. King's Lynn is a very interesting town, from the much filmed old medieval centre around St Margaret's Church to the newly redeveloped and pedestrianised Vancouver Shopping Centre. The town has good schools, the Queen Elizabeth II Hospital, large and small supermarkets and many superstores, restaurants, a ten-pin bowling alley, swimming pool, library, and a cinema. There is a mainline rail link via Cambridge to London King's Cross - approximately 1hr 40 mins.

ENTRANCE HALL

4.92m x 1.25m (16' 2" x 4' 1") Wide black wood grain effect double glazed door to outside with glazed side panel, radiator, loft access.

INNER HALL

1.44m x 0.94m (4' 9" x 3' 1") Airing cupboard.

SITTING ROOM

4.10m x 3.63m (13' 5" x 11' 11") Radiator, thermostat.

KITCHEN

3.36m x 2.73m (11' 0" x 8' 11") Wood grain effect worktops to 3 sides with one and a half bowl stainless steel sink unit with chrome mixer tap with flexi hose, cupboards and drawers under, cupboard concealing the Merlin oil central heating boiler. Matching wall cupboards, extractor, BUILT IN PANTRY CUPBOARD - shelving, electric trip switches and single glazed window.

BEDROOM 1

3.62m x 3.28m (11' 11" x 10' 9") Radiator, window overlooking the rear garden.



BEDROOM 2

3.28m x 2.79m (10' 9" x 9' 2") Radiator, window overlooking rear garden.

SHOWER ROOM

1.97m x 1.69m (6' 6" x 5' 7") Shower cubicle with triton electric shower with rainfall shower, wash hand basin with chrome mixer tap, soft closure drawers under, low level WC, radiator, ceramic tiled floor, extractor.

GARAGE

5.27m x 2.93m (17' 3" x 9' 7") Power, light, personnel door, up and over door.

OUTSIDE

The property has a picket fence to the front with a concrete driveway leading to the brick garage. The front garden is designed for easy maintenance being shingled. The rear garden is laid to lawn being enclosed by fenced boundaries.

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 - £1050.00. (Capped at no more than 5 weeks' rent).

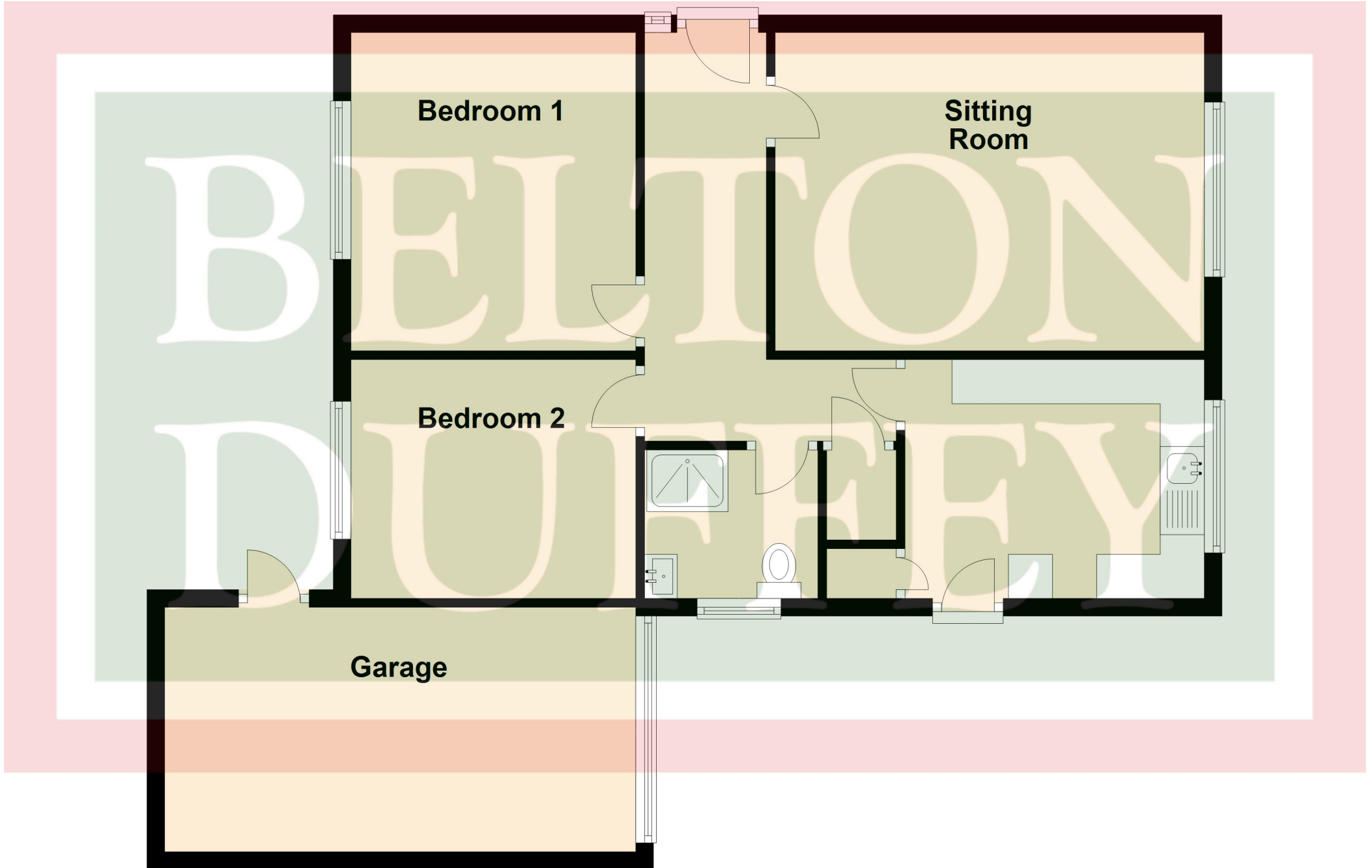
4) To be let unfurnished.

5) Sorry no pets.

DIRECTIONS

From King's Lynn proceed out of town along London Road and at the Southgates roundabout take the fourth exit, passing CTS Security on the right hand side. Continue along bearing right at the Baptist Chapel into Wisbech Road and proceed along over the river bridge into West Lynn. At the junction turn right, proceeding through West Lynn and on to Clenchwarton. Continue into the village past the Spar Shop on the left hand side. Proceed into the village passing the school and at the mini-roundabout continue straight over, continue along passing The Partridge on your right and take the next left into Station Road. The property will be found on the left hand side.

Ground Floor



OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX.

Council Tax Band - B.

Oil central heating

EPC - F.

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.

