



114 Anthony Nolan Road, King's Lynn
£1,200 per calendar month

BELTON DUFFEY



114 ANTHONY NOLAN ROAD, KING'S LYNN, NORFOLK, PE30 4GJ

A modern three bedroom two bathroom end of terrace house situated on the King's Reach Development within walking distance of the hospital and approximately 2 miles from the town centre.

DESCRIPTION

A modern three bedroom two bathroom end of terrace house situated on the King's Reach Development within walking distance of the hospital and approximately 2 miles from the town centre.

The accommodation briefly comprises entrance hallway, cloakroom, sitting room with patio doors to garden, kitchen/dining room with built-in electric oven and gas hob, space for washing machine and fridge/freezer to the ground floor. To the first floor, there are three bedrooms, one with en-suite and a family bathroom.

Outside the property benefits from an enclosed rear garden, garage and off street parking.

SITUATION

Anthony Nolan Road is a popular residential area being nearby to Gaywood's local centre with its regular bus service, doctors surgery, local shops, library, supermarket, primary and secondary schools. There is good access to the town centre, to the Queen Elizabeth hospital and it is also a convenient place for various industrial estates, the North Norfolk coast and The Royal Estate of Sandringham.

SITTING ROOM

16' 8" x 13' 6" (5.08m x 4.11m)

Fitted carpet, French doors to garden, radiators, TV and telephone points.

KITCHEN/DINING ROOM

19' 9" x 9' 6" (4.80m x 2.90m)

A range of wall and base units with worktops over, integrated electric oven and gas hob with extractor over, stainless steel sink and drainer, plumbing and space for automatic washing machine and space and plumbing for dishwasher, space for fridge/freezer, vinyl flooring, window to front, radiator.

FIRST FLOOR LANDING

Storage cupboard

MASTER BEDROOM

15' 1" max x 9' 10" max (4.60m max x 3.00m max)

Radiator, window to rear, TV and telephone point, triple wardrobe.

EN-SUITE SHOWER ROOM

7'4" x 3' 11" (2.24m x 1.19m)

Low level WC, pedestal wash hand basin, radiator, vinyl flooring, enclosed shower cubicle with mains shower, shaver socket.



BEDROOM 2

10' 1" x 9' 9" (3.07m x 2.97m)

Window to front, radiator, fitted carpet, TV point, triple wardrobe.

BATHROOM

8'4" max 7' 9" max (2.54m max x 2.36m max)

Three piece bathroom suite with panelled bath, shower cubicle with mains shower, window to front, low level WC, pedestal wash hand basin, vinyl flooring, radiator.

BEDROOM 3

11' 8" x 6' 6" (3.56m x 1.98m)

Window to rear, fitted carpet, radiator, single wardrobe.

OUTSIDE

To the front of the property is a tarmac driveway leading to the garage. To the rear of the property is a low maintenance enclosed garden with patio area and a covered area.

GARAGE

Up and over doors, power and light and privacy door.

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)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £1300.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.



AWAITING

FLOORPLAN

DIRECTIONS

From King's Lynn town centre proceed out of town via Littleport Street and onto Gaywood Road. At the Gaywood Clock bear right into Gayton Road. Proceed along here and towards the end take the second exit at the mini-roundabout opposite the turning for the Queen Elizabeth Hospital. Continue along to the next mini-roundabout, taking the second exit into Winston Churchill Drive. Proceed down here taking the fifth left hand turning into Anthony Nolan Road continue along, the property can be found on the right.

OTHER INFORMATION

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

Gas fired central heating.

EPC rating band C.

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.