



4 Bridge Road, Downham Market
£850 per calendar month

BELTON DUFFEY



4 BRIDGE ROAD, DOWNHAM MARKET, NORFOLK, PE38 0AE

A recently refurbished two double bedroom terraced cottage within walking distance to the train station and local amenities.

DESCRIPTION

A recently refurbished two double bedroom terraced cottage within walking distance to the train station and local amenities. The accommodation briefly comprises: Sitting room/dining room, fitted kitchen, rear lobby and a bathroom to the ground floor. To the first floor there are two double bedrooms.

The property also benefits from double glazing, gas fired central heating and a courtyard garden.

SITUATION

Downham Market is an expanding market town in South West Norfolk offering a wide range of shops and leisure facilities, including a Tesco store and swimming pool. There are primary, secondary and high schools. Another valuable asset is its connection on the electrified King's Lynn to King's Cross railway line thus making it ideal for anyone wishing to commute to Ely, Cambridge or London. Downham Market is an historic town on the edge of the Fens, well known locally for its weekly market.

SITTING ROOM

5.88m x 4.48m (19' 3" x 14' 8")

Fitted carpet, windows to front and rear, 2 x radiators, stairs to first floor. Leading to:

KITCHEN

2.25m x 2.20m (7' 5" x 7' 3")

A range of fitted wall and base units and drawers with worktops over, sink and drainer with swan neck mixer tap, built in electric oven and hob with extractor over, electric consumer unit, plumbing and space for automatic washing machine, tiled floor, radiator, window to rear.

REAR LOBBY

2.46m x 0.76m (8' 1" x 2' 6")

Space for fridge freezer, tiled floor, door leading to courtyard garden.

BATHROOM

2.23m x 1.52m (7' 4" x 5')

Paneled bath with electric shower over, low level WC, pedestal wash hand basin, tiled floor, wall mounted gas fired central heating boiler, storage cupboard, radiator, window to rear.



FIRST FLOOR LANDING

Fitted carpet, window to rear, loft access.

BEDROOM 1

4.40m x 3.49m (14' 5" x 11' 5")

Fitted carpet, window to front, radiator.

BEDROOM 2

3.14m x 2.03m (10' 4" x 6' 8")

Fitted carpet, radiator, window to rear.

OUTSIDE

To the rear of the property is an enclosed courtyard garden with raised bank. To the front of the property there is on street parking.

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 - £850.00. (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 the A10 to Downham Market. At the Main Town centre roundabout go straight over and past Arbuckles. At the next roundabout turn right signposted Wisbech. At the next roundabout take the first left hand turning over the bridge and the property will be found in the middle of the row of cottages on the right hand side.



AWAITING

FLOORPLAN

OTHER INFORMATION

Gas fired central heating.

EPC band E.

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

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.

