



55 Corbyn Shaw Road, King's Lynn
£895 per calendar month

BELTON DUFFEY



55 CORBYN SHAW ROAD, KING'S LYNN, NORFOLK, PE30 4UL

An extended 2 bedroom, two reception room, mid terraced property within walking distance of the hospital with enclosed rear garden.

DESCRIPTION

An extended 2 bedroom, two reception room, mid terraced property within walking distance of the hospital with enclosed rear garden.

The accommodation briefly comprises: sitting room with gas fire, fitted kitchen, dining room extension with patio doors to the rear garden.

On the first floor, there are two bedrooms and a bathroom.

The property is installed with double glazing and electric heating and has been recently redecorated throughout and new flooring has been fitted.

Outside is a front garden with store cupboard and an enclosed rear garden with wooden shed.

SITUATION

Corbyn Shaw Road is a popular residential area Close to the Queen Elizabeth Hospital with its regular bus service and is situated to close by Gaywood with its doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

SITTING ROOM

4.70m x 3.72m (15' 5" x 12' 2")

Wood effect laminate flooring, coal effect gas fire, stairs to first floor.

KITCHEN

3.71m x 2.38m (12' 2" x 7' 10")

Beech effect worktops to 3 sides with stainless steel sink unit and cupboards and drawers under, built in electric oven with 4 ring gas hob with extractor over, plumbing and space for automatic washing machine and dishwasher, space for under counter fridge and freezer, matching wall cupboards, wood effect vinyl flooring, archway to dining room.

DINING ROOM

3.43m x 3.22m (11' 3" x 10' 7")

Vinyl flooring, electric panel heater, patio doors leading to rear garden.

FIRST FLOOR LANDING

Fitted carpet, loft access.



BEDROOM 1

3.71m x 2.41m (12' 2" x 7' 11")

Fitted carpet, electric heater, window to front.

BEDROOM 2

3.01m x 2.15m (9' 11" x 7' 1")

Electric heater, airing cupboard housing hot water tank, wardrobe with hanging rail, fitted carpet, window to rear.

BATHROOM

1.97m x 1.28m (6' 6" x 4' 2")

Panelled bath with shower screen and electric shower over, pedestal wash hand basin, low level WC, electric heater, extractor fan, vinyl flooring.

OUTSIDE

To the front of the property is a lawned garden with shrubs, storage cupboard.

To the rear of the property is an enclosed garden with fenced boundaries, patio area, lawned area and timber shed.

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>

4) Deposit - £895.00. (Capped at no more than 5 weeks' rent).

5) To be let unfurnished.

6) Pets considered.

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. Continue along, taking the next left hand turning into Corbyn Shaw Road and the property be seen a short way down on the left hand side.



OTHER INFORMATION

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

Electric heating and gas fire.

EPC - 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

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.

