



6 Bridewell Place London Street, Swaffham
£695 per calendar month

BELTON DUFFEY



6 BRIDEWELL PLACE LONDON STREET, SWAFFHAM, NORFOLK, PE37 7DS

Situated just off the the Town Centre, a 1 bedroom first floor mews apartment with allocated parking.

DESCRIPTION

Situated just off the the Town Centre, a 1 bedroom first floor mews apartment with allocated parking.

The accommodation briefly comprises of entrance lobby with stairs to first floor, living room with archway through to kitchen, electric cooker, plumbing for washing machine and space for fridge. Bedroom with built in cupboards and bathroom with bath with mains shower over.

To the side of the property is a gravel parking area and a rear walkway to a brick store shed with electric light and power supply.

SITUATION

Swaffham is a small market town with many period properties and a weekly market with its famous "Butter Cross" in the centre.

Local facilities include banking, supermarkets, shopping, schools and a leisure centre.

The surrounding countryside is attractive and well-wooded in parts. The North Norfolk coast, which is designated as an area of outstanding natural beauty, is approximately 40 minutes drive to the North. The larger town of King's Lynn, with its port and medieval centre, and the university cities of Norwich and Cambridge are considered to be within easy motoring distance.

ENTRANCE HALL

Fitted carpet, staircase to the first floor

FIRST FLOOR LANDING

Loft access with ladder, alarm box, smoke detector and radiator

BATHROOM

1.97m x 1.72m (6'6 x 5'8) White suite comprising of a shaped panelled bath with mains shower over and curtain, pedestal wash hand basin and low level WC. Ceramic tiled floor, tiles splashbacks, radiator, towel rail, mirror, shelf unit and extractor fan

SITTING ROOM

3.57m x 3.86m (11' 9 x 12' 8) Radiator, ceiling light with 3 spotlights, TV and telephone points, satellite cable, central heating programmer and wall thermostat. window to the side aspect. Archway leading to:



KITCHEN

2.17m x 2.66m (7'1 x 8' 9) Range of wall and base units with laminate worktops over incorporating a stainless steel sink unit with mixer tap, tiled splash backs, wall mounted gas-fired central heating boiler, shelving, electric cooker, space and plumbing for washing machine, vinyl flooring, radiator and shelved airing cupboard housing hot water tank. Window to front aspect.

BEDROOM

2.76m x 3.98m (9' 1 x 13' 1) Deep wall cupboard, radiator, TV point. Window to front aspect.

OUTSIDE

To the side of the property there is a gravelled area with space for parking 2 vehicles, leading to a rear walkway with an integral storage room with electric light and socket suitable for a utility space.

ADDITIONAL INFORMATION

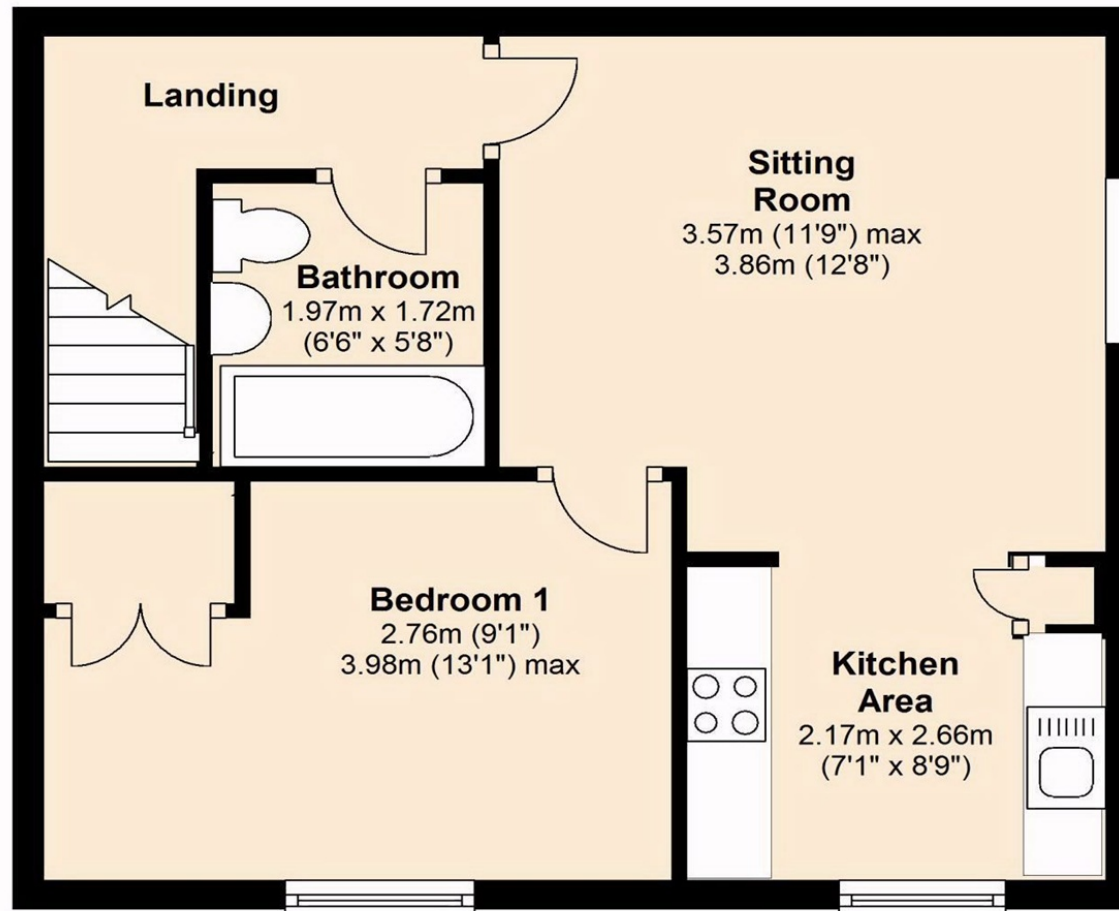
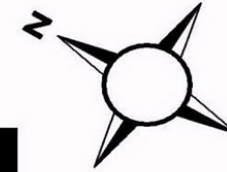
- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are 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)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £695.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

DIRECTIONS

From King's Lynn travel along the A47 for approximately 17 miles. On entering the town proceed to the centre, passing through the Market Square onto London Street, where the entrance archway to Bridewell Place will be found on the left hand side between the pedestrian crossing and the next mini- roundabout.

Ground Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



Total area: approx. 37.6 sq. metres (404.2 sq. feet)

OTHER INFORMATION

Breckland Council, Anglia Revenues Partnership, Breckland House, St Nicholas Street, Thetford, Norfolk, IP24 1BT. Council Tax band A

Gas fired central heating.

EPC 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

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