



8 King George Road, Hempton
£925 per calendar month

BELTON DUFFEY



8 KING GEORGE ROAD, HEMPTON, NORFOLK, NR21 7LP

A two bedroom semi-detached house in a popular location with enclosed garden and off street parking for several cars and rural views to the rear.

DESCRIPTION

A two bedroom semi-detached house in a popular location with enclosed garden and off street parking for several cars and rural views to the rear.

The accommodation briefly comprises: Entrance hall, sitting room and kitchen/breakfast room to the ground floor. To the first floor, there are two double bedrooms and a bathroom.

The property also benefits from having double glazing and gas central heating.

SITUATION

Hempton is on the edge of north Norfolk's largest town, Fakenham - a bustling and lively community ideally located for access to the coast and also for Norwich and King's Lynn. A weekly market transforms the town, bringing in visitors across the region to enjoy a huge array of food, plants, clothing and local produce stalls set around the central market place.

Fakenham offers a diverse range of amenities including bars, restaurants, coffee shops, cinema, bowling alley, supermarkets, furniture and DIY stores plus clothing retailers and a garden centre. There are infant, junior and secondary schools (including 6th form) as well as banks and a large medical centre. Situated on the River Wensum, a wide choice of picturesque walks are available with access to the National Cycle Network. Sports facilities include a fitness centre, golf, squash, tennis, indoor bowls and, not forgetting, Fakenham Racecourse

ENTRANCE HALLWAY

Fitted carpet, radiator, stairs to first floor.

SITTING ROOM

3.92m x 3.52m (12' 10" x 11' 7")

Fitted carpet, feature fireplace, radiator, window to front,

KITCHEN/BREAKFAST ROOM

5.47m x 2.46m (17' 11" x 8' 1")

A range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, built in electric oven and 4 ring gas hob with extractor over, integrated fridge/freezer, integrated microwave, plumbing and space for automatic washing machine and dishwasher, wall mounted gas fired central heating boiler, tiled floor, radiator, windows to rear with rural views, understairs storage cupboard, door leading to garden.

FIRST FLOOR LANDING

Fitted carpet, loft access, window to side.



MASTER BEDROOM

4.89m x 2.72m (16' 1" x 8' 11")

Fitted carpet, built in cupboard, radiator, window to front.

BATHROOM

2.51m x 2.31m (8' 3" x 7' 7")

P shaped bath with shower over, low level WC, pedestal wash hand basin, radiator, window to rear, extractor fan, tiled floor.

BEDROOM 2

3.31m x 2.81m (10' 10" x 9' 3")

Fitted carpet, radiator, built in cupboard, window to rear with rural views.

OUTSIDE

To the front of the property is a shingle driveway with parking for several cars.

To the rear of the property is a large garden, mainly laid to lawn with patio area, wooden shed and rural views.

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 - £1000.00. (Capped at no more than 5 weeks' rent).

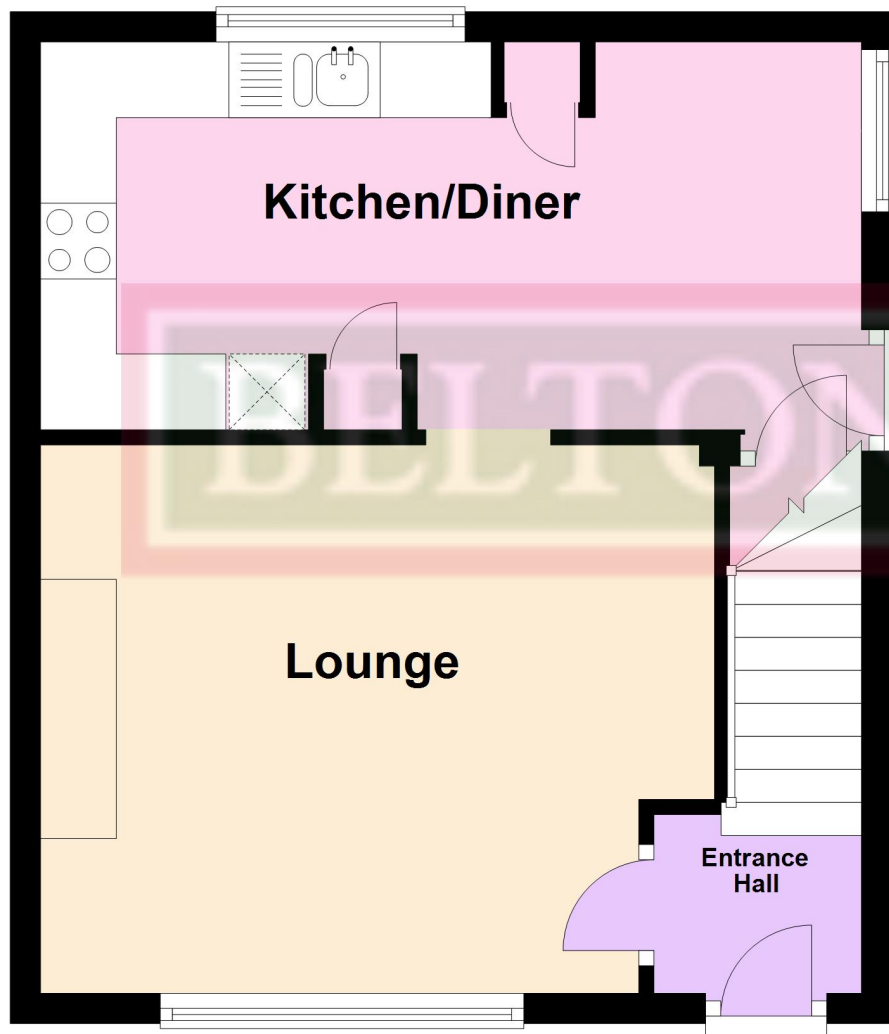
5) To be let unfurnished.

6) Sorry no pets.

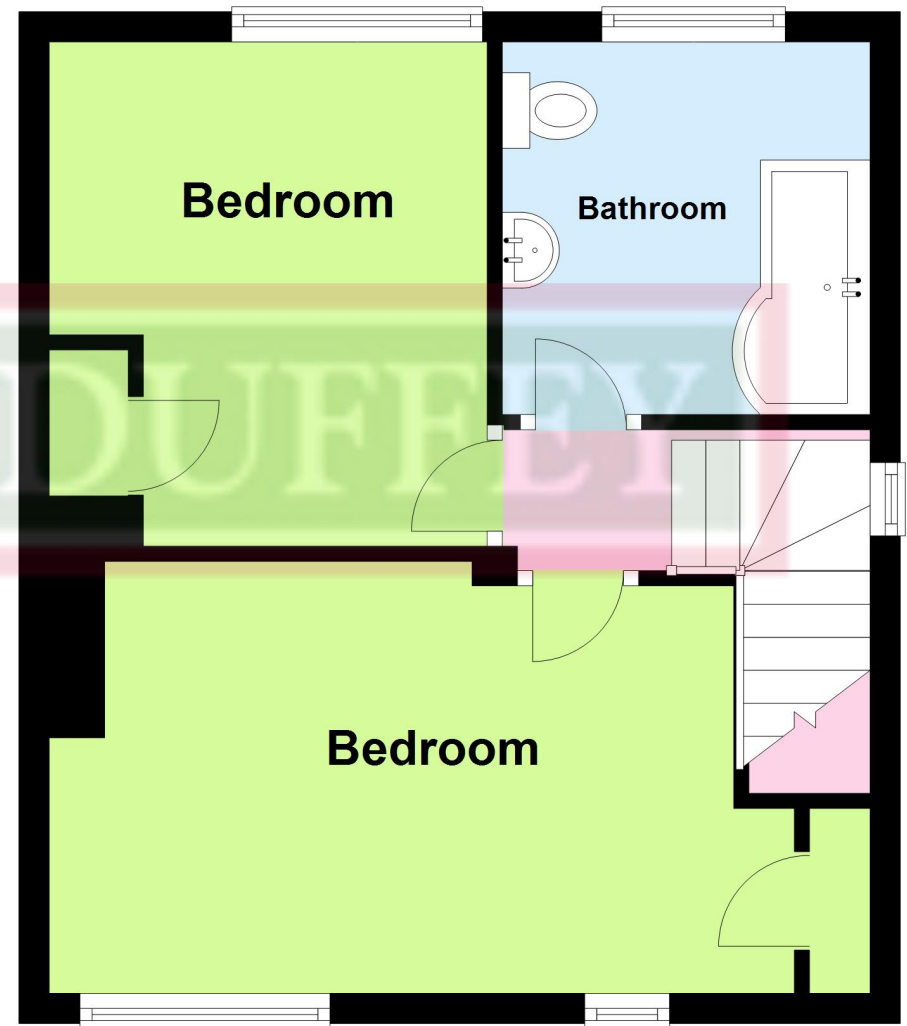
DIRECTIONS

Take the A1065 out of Fakenham heading towards Swaffham and take the right hand turning into King George Road, follow the road around to the right and the property will be found on the left hand side.

Ground Floor



First Floor



OTHER INFORMATION

North Norfolk District Council, Holt Road, Cromer. Council tax band B

Gas fired central heating.

EPC - 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.

