



10 South Everard Street, King's Lynn
£895 per calendar month

BELTON DUFFEY



10 SOUTH EVERARD STREET, KING'S LYNN, NORFOLK, PE30 5HJ

A refurbished three bedroom terraced house within walking distance of local amenities and the Town centre

DESCRIPTION

A three bedroom mid terraced property refurbished to a very high standard.

The property briefly comprises: entrance hallway with stairs to first floor, sitting room, dining room, kitchen with integrated appliances, rear lobby, utility area and cloakroom to the ground floor, to the first floor, there are three bedrooms and a bathroom. The property also benefits from a courtyard garden, brick storage shed, gas fired central heating and double glazing.

SITUATION

The Friars area is a residential area being close to the town centre with its regular bus service, local shops, primary and secondary schools and there is good access to the Queen Elizabeth Hospital, and the various industrial estates. The railway station and town library are within walking distance of the property, as is "The Walks" park area.

ENTRANCE HALLWAY

UPVC front door, Wood effect laminate flooring, electricity meter, dado rail and cornicing, doors leading to sitting room and dining room, stairs to first floor.

SITTING ROOM

03.50m x 3.33m (11' 6" x 10' 11")

Wood effect laminate flooring, radiator, TV and telephone points, window to front with fitted blind, archway leading to:

DINING ROOM

3.40m x 2.85m (11' 2" x 9' 4")

Wood effect laminate flooring, radiator, feature original fireplace, window to rear, understairs storage.

KITCHEN

3.01m x 2.24m (9' 11" x 7' 4")

A range of fitted wall and base units with soft close drawers and doors, wood effect worktops over, tiled splashbacks, stainless steel sink and drainer with mixer tap, built in oven and hob, built in dishwasher and fridge/freezer, wood effect laminate flooring, window to side.

REAR LOBBY

2.93m x .89m (9' 7" x 2' 11")

Wood effect laminate flooring, UPVC door leading to courtyard garden

CLOAKROOM

1.76m x .80m (5' 9" x 2' 7")

Wood effect laminate flooring, low level WC, pedestal wash hand basin, Ladder style radiator



UTILITY AREA

2.93m x 0.89m (9' 7" x 2' 11")

Wood effect laminate flooring, window to side, wall mounted gas fired central heating boiler, fitted worktop, plumbing and space for automatic washing machine.

FIRST FLOOR LANDING

Fitted carpet, loft access, large storage cupboard.

BEDROOM 1

4.28m x 2.58m (14' 1" x 8' 6")

Fitted carpet, radiator, window to front with fitted blind.

BEDROOM 2

2.76m x 2.39m (9' 1" x 7' 10")

Fitted carpet, window to rear with fitted blind, radiator.

BATHROOM

Three piece white bathroom suite, panelled bath with shower screen and shower mixer tap, pedestal wash hand basin, low level WC, ladder style radiator, extractor fan, bathroom cabinet and wood effect tiled floor.

BEDROOM 3

3.18m x 2.05m (10' 5" x 6' 9")

Fitted carpet, window to side, radiator.

OUTSIDE

To the rear of the property is an enclosed rear walled garden laid to patio with brick built storage shed and rear access gate.

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.

DIRECTIONS

From the Agents office proceed along London Road turning right into Valingers Road then turn left at the Crossways Public House into South Everard Street, the property will be found half way down on the left hand side.



AWAITING

FLOORPLAN

OTHER INFORMATION

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

Gas fired central heating.

EPC D.

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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