



15 Kensington Road, King's Lynn
£1,250 per calendar month

BELTON DUFFEY



15 KENSINGTON ROAD, KING'S LYNN, NORFOLK, PE30 4AT

A three bedroom, two bathroom, two reception room semi detached house in a popular location with off street parking and gardens.

DESCRIPTION

A Three bedroom, two reception room, two bathroom semi detached house finished to a very high standard in a popular location.

The accommodation briefly comprises: Entrance hallway, sitting room with feature fireplace and bay window, dining room with patio doors leading to the garden, kitchen with electric oven, shower room and utility room to the ground floor. To the first floor, there are three bedrooms, one with fitted wardrobes and a family bathroom.

The property also benefits from a large garden, parking to the front and rear, gas central heating and double glazing.

SITUATION

Kensington Road is situated on the outskirts on King's Lynn with a regular bus service, close to the Queen Elizabeth Hospital. It is also conveniently placed for the various industrial estates, North Norfolk Coast and the Royal Estate of Sandringham.

ENTRANCE HALLWAY

1.71m x .81m (5' 7" x 2' 8")

Tiled floor, under stairs storage, storage cupboard with gas fired central heating boiler.

SITTING ROOM

3.98m x 3.84m (13' 1" x 12' 7")

Fitted carpet, TV point, bay window to front, feature fireplace with electric fire, radiator.

DINING ROOM

3.53m x 3.42m (11' 7" x 11' 3")

Stripped wooden floors, patio doors leading to garden, radiator.

KITCHEN

2.53m x 2.32m (8' 4" x 7' 7")

A range of cream wall and base units with light granite worktops over, sink and drainer with mixer tap, plumbing and space for dishwasher, vinyl flooring, window to side.

SHOWER ROOM

1.68m x 1.13m (5' 6" x 3' 8")

Corner shower cubicle, low level WC, wash hand basin, radiator, window to side, vinyl flooring.



UTILITY ROOM

2.20m x 1.51m (7' 3" x 4' 11")

Fitted worktops, wall cupboards, plumbing and space for washing machine, space for tumble dryer and fridge freezer, vinyl flooring, windows to rear and door leading to garden.

MASTER BEDROOM

3.46m x 3.38m (11' 4" x 11' 1")

Fitted carpet, radiator, window to rear.

BEDROOM 2

3.48m x 3.24m (11' 5" x 10' 8")

Fitted carpet, radiator, window to front, fitted wardrobes.

BATHROOM

1.72m x 1.72m (5' 8" x 5' 8")

Low level WC, P shaped bath with shower over and shower screen, pedestal wash hand basin, radiator, vinyl flooring, window to front.

BEDROOM 3

2.73m x 2.16m (8' 11" x 7' 1")

Fitted carpet, radiator, window to rear.

OUTSIDE

To the front of the property is a shingled driveway and lawned area. To the rear of the property there is a patio area, mature shrub and tree borders with fenced boundaries, Mainly laid to lawn with shingled areas, rear access gate and wooden shed.

AGENTS NOTE

Please note the photographs were taken prior to the previous tenancy. The property is being decorated throughout before new tenants move in.

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 - £1250.00. (Capped at no more than 5 weeks' rent).
- 4) To be let unfurnished.
- 5) Pets considered



AWAITING

FLOORPLAN

DIRECTIONS

From the King's Lynn office head out of town towards Gaywood and on to the Gayton Road. Take the first left hand turning into Kent Road just before the Wildfowler pub. At the junction turn left into Kensington Road and the property will be found on the right hand side just before the mini roundabout.

OTHER INFORMATION

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Telephone 01553 616200. Council Tax Band C.

Gas fired central heating.

EPC - D.

VIEWING

Strictly by appointment with the agent.



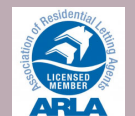


BELTON DUFFEY

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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



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.