



130 Anthony Nolan Road , King's Reach
£1,300 per calendar month

BELTON DUFFEY



130 ANTHONY NOLAN ROAD KING'S REACH, KING'S LYNN PE30 4GJ

A modern three bedroom end-terraced house in a popular location, within walking distance of the Queen Elizabeth Hospital with enclosed rear garden and parking.

DESCRIPTION

A modern three bedroom end terraced house in a popular location, within walking distance of the Queen Elizabeth Hospital.

The property has just been redecorated with new carpets to the first floor and benefits from gas central heating, UPVC double glazing. The accommodation briefly comprises: entrance hall, cloakroom, sitting room and kitchen/diner to the ground floor. On the first floor are 3 bedrooms, 1 en-suite and a family bathroom.

Outside, the property also benefits from an enclosed rear garden and parking.

SITUATION

Anthony Nolan Road is a popular residential area being nearby to Gaywood's local centre with its regular bus service, doctors surgery, local shops, library, supermarket, primary and secondary schools. There is good access to the town centre, to the Queen Elizabeth hospital and it is also a convenient place for various industrial estates, the North Norfolk coast and The Royal Estate of Sandringham.

ENTRANCE HALL

Front entrance door, UPVC window to side, radiator, stairs to first floor and wood effect flooring.

CLOAKROOM

1.32m x 1.59m into recess (4' 4" x 5' 3") UPVC frosted window to side, low level WC, pedestal wash hand basin, radiator, extractor and wood effect laminate flooring.

KITCHEN/DINING ROOM

4.84m x 3.17m (15' 11" x 10' 5") UPVC windows to rear and patio door to garden, radiator, a range of fitted wall and base units with worktops with 1.5 bowl stainless steel sink and mixer tap, cupboards under, matching wall cupboards, 4 ring gas hob with built in electric oven under, extractor over, integrated dishwasher, space and plumbing for automatic washing machine and space for fridge/freezer.

SITTING ROOM

4.32m max into bay x 4.83m (14' 2" max into bay x 15' 10") Bay window to front, feature fireplace with electric fire, 2 radiators, wood effect laminate flooring, understairs storage cupboard, double doors into hall.

FIRST FLOOR LANDING

Radiator.



BEDROOM 1

3.26m x 3.40m max (10' 8" x 11' 2" max) 2 windows to rear, built-in wardrobes and radiator.

EN-SUITE

UPVC frosted window to side, double size shower cubicle, low level WC, pedestal wash hand basin, radiator, shaver point, extractor and tile effect vinyl flooring.

BEDROOM 2

3.20m x 3.0m max (10' 6" x 9' 10" max) UPVC window to front, built-in wardrobes and radiator.

BEDROOM 3

2.87m x 1.75m (9' 5" x 5' 9") UPVC window to front, radiator and loft access.

BATHROOM

2.13m x 3.05m into window recess (7' 0" x 10' 0") UPVC frosted window to side, panelled bath, tiled splashback, shower cubicle with mains shower, low level WC, pedestal wash hand basin, vinyl flooring, extractor fan, shaver point, airing cupboard housing the Worcester gas fired central heating boiler.

OUTSIDE

The front garden is mainly laid to lawn with mature trees and shrubs and path leading to front door.

The rear of the property is a mainly laid to lawn with a raised paved area and gated access to a parking area. The rear garden is enclosed by walled and fenced boundaries.

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 - £1200.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.



AWAITING

FLOORPLAN

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. Proceed down here taking the fifth left hand turning into Anthony Nolan Road. Continue along, and the property will be found on the right hand side.

OTHER INFORMATION

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

Gas fired central heating.

EPC rating 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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