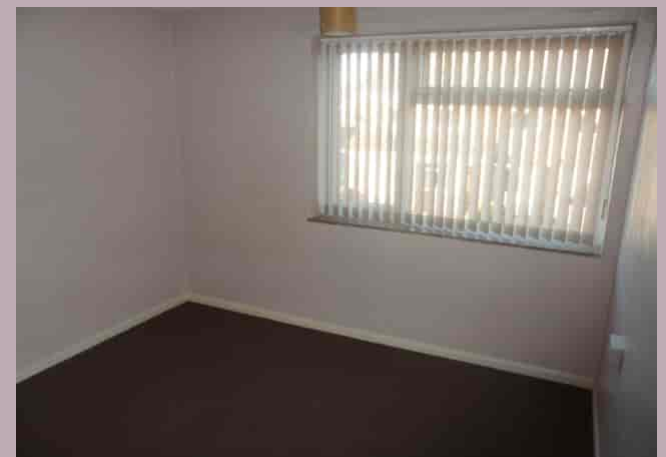




112 Columbia Way, King's Lynn
£950 per calendar month

BELTON DUFFEY



112 COLUMBIA WAY, KING'S LYNN, NORFOLK, PE30 2LE

A three bedroomed mid-terrace house situated within walking distance of the Town Centre and close to local amenities.

DESCRIPTION

A Three bedroomed mid-terrace house situated within walking distance of the Town Centre and close to local amenities.

The property briefly comprises: Entrance hallway with stairs to first floor, sitting room/dining room, kitchen /breakfast room and a conservatory to the ground floor. To the first floor there are three bedrooms, two with fitted wardrobes and a bathroom.

The property also benefits from double glazing, gas central heating and a rear courtyard garden with brick built shed and a communal parking area to the rear.

SITUATION

King's Lynn is an historic medieval port dating back to the 12th century, situated on the River Great Ouse. The winding streets and alleys of the old town remain intact but King's Lynn also boasts a pedestrianised shopping area with a lively combination of national retailers, specialist shops and family businesses. The bustling markets are still held on the informatively named Tuesday and Saturday Market Places.

ENTRANCE HALLWAY

3.86m x 1.80m (12' 8" x 5' 11")

Stairs to first floor, radiator, fitted carpet.

SITTING ROOM/DINING ROOM

6.76m x 2.69m (22' 2" x 8' 10")

Fitted carpet, 2 x radiators, windows to front and rear, feature fireplace.

KITCHEN/BREAKFAST ROOM

3.07m x 3.02m (10' 1" x 9' 11")

A range of wall and base units with worktops over, radiator, vinyl flooring, electric cooker, stainless steel sink and drainer.

CONSERVATORY

3.33m x 1.78m (10' 11" x 5' 10")

Tile effect vinyl flooring, doors leading to rear yard.



BEDROOM 1

3.38m x 2.51m (11' 1" x 8' 3")

Fitted carpet, radiator, fitted wardrobe, window to rear.

BEDROOM 2

3.66m x 3.07m (12' x 10' 1")

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

BATHROOM

2.31m x 1.30m (7' 7" x 4' 3")

Panelled bath with shower over, pedestal wash hand basin, low level WC, window to rear, vinyl flooring, radiator

BEDROOM 3

2.67m x 2.64m (8' 9" x 8' 8")

Fitted carpet, radiator, window to front.

OUTSIDE

To the front of the property is a low maintenance garden with shingle borders and concrete pathway.

To the rear of the property is a courtyard garden with brick built shed and rear access gate to the communal parking area.

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 - £950.00. (Capped at no more than 5 weeks' rent).

5) To be let unfurnished.

6) Pets considered.



DIRECTIONS

From the town centre proceed along Gaywood Road, turning left into Loke Road and then right at the mini roundabout into Columbia Way. The property can be found a short way along 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 A

Gas fired central heating.

EPC rating band C.

VIEWING

Strictly by appointment with the agent.



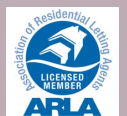


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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

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.