



**220 Anthony Nolan Road, King's Lynn**  
**£1,350 per calendar month**

**BELTON DUFFEY**





## **220 ANTHONY NOLAN ROAD, KING'S LYNN, NORFOLK, PE30 4GJ**

Modern 3 storey 4 bedroom, 2 bathroom, end terrace town house with gas central heating, double glazing, within walking distance of the hospital.

### **DESCRIPTION**

A modern three storey four bedroom, two bathroom, end of terraced town house with gas fired central heating, double glazing, situated in a popular residential area within walking distance of the hospital.

The accommodation briefly comprises entrance hallway, cloakroom, kitchen breakfast room with built in oven and hob, sitting room/dining room with patio doors leading to the garden and understairs cupboard to the ground floor. To the first floor there are three bedrooms and a bathroom. To the second floor is the master bedroom with an en-suite shower room

The Landlord will be installing a new kitchen at the property.

Outside the property benefits from an enclosed rear garden and has 2 allocated parking spaces.

### **SITUATION**

King's Reach is a popular residential area with its regular bus service and is situated to close by Gaywood with its doctors surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, to the Queen Elizabeth Hospital and also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

### **ENTRANCE HALLWAY**

Fitted carpet, radiator, stairs to first floor.

### **CLOAKROOM**

1.82m x 0.80m (6' x 2' 7")

Low level WC, pedestal wash hand basin, extractor fan, tiled floor.

### **KITCHEN/BREAKFAST ROOM**

2.66m x 2.21m (8' 9" x 7' 3")

A range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, plumbing and space for automatic washing machine and dishwasher and space for fridge/freezer, electric fan assisted oven and 4 ring gas hob, tiled floor, radiator, window to front.

### **SITTING ROOM/DINING ROOM**

4.90m x 4.37m (16' 1" x 14' 4")

Fitted carpet, windows and patio doors to rear, TV and telephone point, understairs cupboard, radiator.

### **FIRST FLOOR LANDING**

Fitted carpet

### **BEDROOM 4**

2.77m x 2.01m (9' 1" x 6' 7")

Fitted carpet, window to rear, radiator.





### **BEDROOM 3**

3.67m x 2.15m (12' x 7' 1")

Fitted carpet, window to rear, radiator.

### **BEDROOM 2**

4.23m x 2.18m (13' 11" x 7' 2")

Fitted carpet, window to front, radiator.

### **BATHROOM**

2.01m x 1.58m (6' 7" x 5' 2")

Paneled bath, pedestal wash hand basin, low level WC, tile effect vinyl flooring, radiator, window to front.

### **SECOND FLOOR LANDING**

Fitted carpet, Velux window.

### **BEDROOM 1**

3.52m x 3.19m (11' 7" x 10' 6")

Fitted carpet, dorma window to front, double fitted wardrobe, radiator, loft access.

### **EN-SUITE SHOWER ROOM**

1.92m x 1.57m (6' 4" x 5' 2")

Double sized shower cubicle, low level WC, pedestal wash hand basin, Velux Window, vinyl flooring, radiator.

### **OUTSIDE**

To the front of the property is a concrete path with slate chippings, side access gate.

To the rear of the property is a raised deck area with enclosed fenced boundaries and mature shrubs, lawned area and wooden shed.

### **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 - £1600.00. (Capped at no more than 5 weeks' rent).
- 4) To be let unfurnished.
- 5) Sorry no pets.





## **DIRECTIONS**

From the town centre, proceed out of town on the Gaywood Road bearing right at the clock into Gayton Road. Continue along this road and over the two mini roundabouts and turn right into Winston Churchill Drive. Follow this road all the way down to the bottom and take the first left at the mini roundabout into King's Reach along Anthony Nolan Road, follow this road all the way to the end of the development and the property will be found on the right hand side.

## **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 - 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](http://www.beltonduffey.com)

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