



**15 Bankside, West Lynn**  
**£1,100 per calendar month**

**BELTON DUFFEY**



## **15 BANKSIDE, WEST LYNN, NORFOLK, PE34 3JP**

A modern three bedroom, two bathroom semi detached house finished to a very high standard with secure off street parking and enclosed rear garden.

### **DESCRIPTION**

A modern three bedroom, two bathroom semi detached house finished to a very high standard in a popular location.

The accommodation briefly comprises: To the ground floor there is an entrance hallway, cloakroom, sitting room, kitchen/breakfast room with integrated appliances and patio doors leading to the garden and to the first floor there are three bedrooms, one en-suite and a further bathroom.

The property also benefits from an enclosed rear garden with raised decked area and lawned area, gravel driveway with secure parking, gas fired central heating and double glazing.

### **SITUATION**

West Lynn has the usual range of amenities, including shops, schools and a bus service into the town centre. There is also the added advantage of a passenger ferry into King's Lynn town centre.

### **ENTRANCE HALLWAY**

Vinyl flooring, radiator.

### **CLOAKROOM**

Vinyl flooring, window to front, radiator, vanity wash hand basin, low level WC.

### **SITTING ROOM**

17' 5" x 16' 9" (5.31m x 5.11m)

Fitted carpet, radiators, windows to front and side, storage cupboard, TV and telephone points, stairs to first floor.

### **KITCHEN/BREAKFAST ROOM**

17' 5" x 11' 11" (5.31m x 3.63m)

A range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, built in oven and hob with extractor over, built in fridge/freezer, built in dishwasher, plumbing and space for automatic washing machine, wall mounted gas fired central heating boiler, electric consumer unit, large under stairs cupboard, windows to side and rear, patio doors leading to garden, vinyl flooring, radiator.

### **FIRST FLOOR LANDING**

Fitted carpet, loft access, storage cupboard.



## **MASTER BEDROOM**

10' 3" x 12' 9" (3.12m x 3.89m)

Fitted carpet, windows to front and side, patio door with Juliet balcony, TV point, radiator, fitted wardrobe.

## **EN-SUITE SHOWER ROOM**

Low level WC, vanity wash hand basin, corner shower cubicle, radiator, window to side, extractor fan, vinyl flooring.

## **BEDROOM 2**

10' 2" x 10' 2" (3.10m x 3.10m)

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

## **BEDROOM 3**

8' 2" x 8' 4" (2.49m x 2.54m)

Fitted carpet, radiator, window to front.

## **BATHROOM**

Panelled bath with shower over and shower screen, low level WC, vanity wash hand basin, radiator, window to rear, vinyl flooring.

## **OUTSIDE**

To the front of the property there are concrete steps down leading to the front door with secure gated side access to the rear.

To the rear of the property is an enclosed garden mainly laid to lawn with raised deck area and shingle driveway with secure timber gates and timber shed.

## **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 - £1300.00. (Capped at no more than 5 weeks' rent).

5) To be let unfurnished.

6) Sorry no pets.





## **DIRECTIONS**

From the King's Lynn office head out of town on the London Road towards the Southgates roundabout. Turn right and at the mini roundabout turn right again on to Wisbech Road. Follow the road round and at the junction turn right towards West Lynn and Clenchwarton. Take the next right hand turning at the garage signposted West Lynn on to ST Peters Road, follow the road round on to Ferry Road passing the ferry stop and turn right into Bankside follow the road along and the property will be found a short way down on the left 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 rating band B-85

## **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)

**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.

