



4 Freda England Close, Heacham  
£795 per calendar month

**BELTON DUFFEY**



## **4 FREDA ENGLAND CLOSE, HEACHAM, NORFOLK, PE31 7FE**

A modern two bedroom first floor apartment in a popular village location.

### **DESCRIPTION**

A modern two bedroom first floor apartment in a popular village location.

The accommodation briefly comprises: Communal entrance hallway and stairs to the first floor. Entrance hallway sitting room/dining room with kitchen area, bathroom and two bedrooms.

The property also benefits from having gas fired central heating, double glazing and has 1 allocated parking space.

### **SITUATION**

Heacham is a thriving village with a good range of shops, schools, doctor's surgery, a church, public houses, etc, for every day needs. Hunstanton to the north is within walking distance via the seafront; the famous Norfolk Lavender Mill is to be found on the edge of the village. The Royal Sandringham Estate is close at hand. The area is well known for its golf courses, the RSPB Reserve at Titchwell, Peddars Way, the Sea Life Centre at Hunstanton, Park Farm at Snettisham, the Thursford Collection near Holt and many fine stately homes in close proximity.

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

5.02m x 3.67m (16' 6" x 12' 0")

Sitting room/dining room: Fitted carpet and radiator, windows to rear.

Kitchen area: A range of wall and base units with worktops over, stainless steel sink and drainer, plumbing and space for automatic washing machine and space for fridge/freezer, gas fired central heating boiler, tile effect vinyl flooring, window to side.

### **BATHROOM**

2.65m x 1.52m (8' 8" x 5' 0")

Panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, tiled floor.

### **BEDROOM 1**

3.28m x 2.19m (10' 9" x 7' 2")

Fitted carpet, radiator, window to front.





## **BEDROOM 2**

2.52m x 2.17m (8' 3" x 7' 1")

Fitted carpet, radiator, window to front.

## **OUTSIDE**

To the rear of the property there is a communal parking area with 1 allocated parking space.

## **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 - £795.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

## **DIRECTIONS**

Proceed out of King's Lynn on the Edward Benefer Way (Northern Bypass) towards Hunstanton on the A149. At Knights Hill roundabout take the first exit on the A149 for approximately 7 miles and on the outskirts of Dersingham take the first exit sign posted Heacham and Hunstanton, bypassing Ingoldisthorpe and Snettisham. At the Snettisham roundabout take the first exit sign posted Hunstanton and turn left at the traffic lights at Norfolk Lavender. Continue on this Road into the village and the property will be found on the left hand side past the Fox & Hounds public house.



AWAITING

FLOORPLAN

#### 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.







## 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.

