



**132 Fred Ackland Drive, King's Lynn**  
**£895 per calendar month**

**BELTON DUFFEY**





# 132 FRED ACKLAND DRIVE, KING'S LYNN, NORFOLK, PE30 4DL

A modern two bedroom end terrace house situated in a popular residential location within walking distance of the hospital.

## DESCRIPTION

A modern two bedroom end terrace house situated in a popular residential location within walking distance of the hospital.

The accommodation is installed with UPVC double glazing, gas fired central heating and briefly comprises entrance hall, fitted kitchen with built in electric oven and hob, sitting room/dining room with French doors leading to garden, cloakroom to the ground floor. To the first floor, there are 2 bedrooms and a bathroom. Outside the property benefits a garden mainly laid to lawn with patio area and an allocated parking space. The property also benefits from being redecorated throughout and new flooring.

## SITUATION

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

## ENTRANCE HALLWAY

Inset doormat, vinyl flooring, radiator. storage cupboard.

## CLOAKROOM

Low level WC, pedestal wash hand basin, vinyl flooring, radiator.

## KITCHEN

2.74m x 1.96m (9' x 6' 5")

A range of wall and base units with worktops over, stainless steel sink and drainer, electric oven and gas hob with extractor over, window to front, radiator, plumbing and space for automatic washing machine and space for fridge/freezer, vinyl flooring.

## SITTING ROOM/DINING ROOM

4.05m x 4.30m (13' 3" x 14' 1")

Window and patio door to rear, stairs to first floor, wood effect laminate flooring, radiator, TV and telephone points.

## FIRST FLOOR LANDING

Fitted carpet, loft access, window to side.





## **BEDROOM 1**

3.98m x 3.48m (13' 1" x 11' 5")

Windows to rear, storage cupboard with gas fired central heating boiler, radiator, TV point and fitted carpet.

## **BATHROOM**

1.83m x 1.68m (6' x 5' 6")

Three piece bathroom suite with panelled bath and shower attachment over, low level WC, pedestal wash hand basin, window to front, vinyl flooring, radiator.

## **BEDROOM 2**

3.32m x 2.05m (10' 11" x 6' 9")

Window to front, radiator, fitted carpet.

## **OUTSIDE**

To the front of the property is a small lawned garden with patio path and to the rear is an enclosed garden mainly laid to lawn with patio area and side access gate. There is one allocated parking space with the property.

## **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 - £1000.00. (Capped at no more than 5 weeks' rent).

4) To be let unfurnished.

## **DIRECTIONS**

From the town centre proceed out of town on the Gaywood Road bearing right at the clock into Gayton Road, continue along crossing two mini roundabouts and turning right at the third into Winston Churchill Drive. Follow this road crossing the first mini roundabout turning left at the second into Anthony Nolan Road, at the end of this road turn right into Seaman Drive. At the T-junction turn left then continue along bearing right and the property can be found on the right hand side.



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

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 660866  
E: [lettings@beltonduffey.com](mailto:lettings@beltonduffey.com)

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.

