



**53 Coriander Road, Downham Market**  
**£1,100 per calendar month**

**BELTON DUFFEY**



# **53 CORIANDER ROAD, DOWNHAM MARKET, NORFOLK, PE38 9WB**

A modern three bedroom semi-detached house in a popular location with enclosed rear garden and parking for 2 cars.

## **DESCRIPTION**

A modern three bedroom semi-detached house in a popular location.

The accommodation briefly comprises: Entrance hallway, cloakroom, kitchen with built in electric oven with 4 ring gas hob with extractor over, sitting room/dining room to the ground floor, to the first floor there are three bedrooms and a bathroom.

The property also benefits from having UPVC double glazing, gas fired central heating, enclosed rear garden and parking for two cars.

## **SITUATION**

Downham Market is an expanding market town in South West Norfolk offering a wide range of shops and leisure facilities, including a Tesco store and swimming pool. There are primary, secondary and high schools. Another valuable asset is it's connection on the electrified King's Lynn to King's Cross railway line thus making it ideal for anyone wishing to commute to Ely, Cambridge or London. Downham Market is an historic town on the edge of the Fens, well known locally for its weekly market.

## **ENTRANCE HALLWAY**

3.05m x .76m (10' 0" x 2' 6")

Wood effect laminate flooring, radiator.

## **CLOAKROOM**

1.93m x 1.03m (6' 4" x 3' 5")

Low level WC, wash hand basin, radiator, wood effect laminate flooring.

## **KITCHEN**

2.76m x 2.41m (9' 1" x 7' 11")

A range of white wall and base units with granite effect worktops over, sink and drainer with mixer tap, washing machine and fridge freezer, built in electric oven and 4 ring gas hob with extractor over, window to front, tiled floor.

## **SITTING ROOM/DINING ROOM**

4.54m x 4.46m (14' 11" x 14' 8")

Wood effect laminate flooring, TV and telephone point, built in under stairs cupboard, radiator, patio doors leading to enclosed garden.

## **FIRST FLOOR LANDING**

Fitted carpet, built in airing cupboard, loft access.



## **BEDROOM 1**

4.18m x 2.52m (13' 9" x 8' 3")

Fitted carpet, radiator, window to front.

## **BEDROOM 2**

3.14m x 1.94m (10' 4" x 6' 4")

Fitted carpet, radiator, window to rear.

## **BATHROOM**

2.31m x 1.44m (7' 7" x 4' 9")

Panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, window to side, tile effect vinyl flooring.

## **BEDROOM 3**

2.22m x 2.17m (7' 3" x 7' 1")

Fitted carpet, radiator, window to rear.

## **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 - £1100.00. (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 towards the Hardwick roundabout. Follow the A10 towards Downham market.

Turn right off the A10 signposted Wimbotsham and follow this road past the Jet garage. Take the next left hand turning into Lavender Drive and follow the road round to the right on to Rosemary Way. Take the next right hand turning on to Basil Drive and then left into Coriander Road. The property will be found at the end of the road 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 B.

Gas fired central heating.

EPC band C.

## VIEWING

Strictly by appointment with the agent.

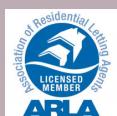




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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.



[www.beltonduffey.com](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.

