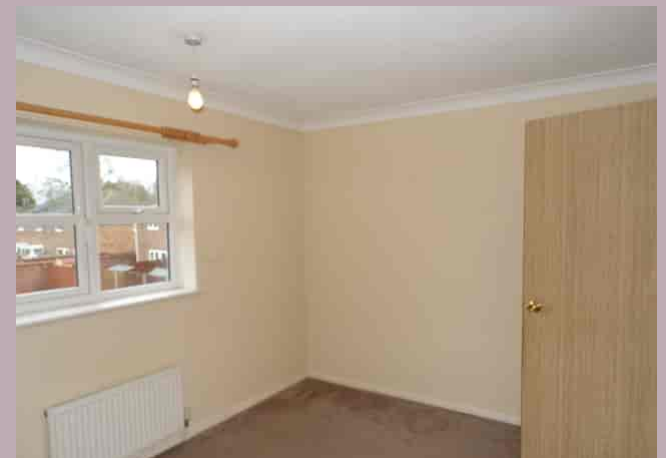




50 County Court Road, King's Lynn  
£875 per calendar month

**BELTON DUFFEY**



## **50 COUNTY COURT ROAD, KING'S LYNN, NORFOLK, PE30 5EJ**

A two double bedroom terraced house within walking distance of the town centre.

### **DESCRIPTION**

A modern two double bedroom terraced house within walking distance to the town centre.

The accommodation briefly comprises: sitting room/dining room, garden room, kitchen with electric cooker to the ground floor. To the first floor, there are two double bedrooms with fitted wardrobes and bathroom.

The property also benefits from UPVC double glazing, gas fired central heating, enclosed courtyard garden and allocated off street parking.

### **SITUATION**

County Court Road is situated in a convenient location close to The Walks and the town centre, railway and bus station, local shops, etc.

### **ENTRANCE LOBBY**

Fitted carpet, arch leading to kitchen, radiator, stairs to first floor.

### **KITCHEN/BREAKFAST ROOM**

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

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

Fitted carpet, radiator, TV and telephone points, windows to rear.

### **SUN ROOM/CONSERVATORY**

Fitted carpet, windows to rear and door leading to courtyard.

### **FIRST FLOOR LANDING**

Fitted carpet, loft access.



**BEDROOM 1**

Fitted carpet, radiator, window to front, airing cupboard with hot water tank and gas fired central heating boiler, fitted wardrobe.

**BATHROOM**

Pannelled bath with electric shower over, pedestal wash hand basin, low level WC, fitted carpet, radiator.

**BEDROOM 2**

Fitted carpet, radiator, window to rear.

**OUTSIDE**

To the front of the property is a low maintenance courtyard garden. To the rear of the property is also a low maintenance courtyard garden with access gate leading to the parking area.

**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)  
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £875.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

**DIRECTIONS**

From the Agents' office, on foot, proceed right on to Blackfriars street and continue to the top of Blackfriars Street and at the traffic lights proceed straight over 2 pedestrian crossings at the traffic lights, heading towards The Walks. Continue through the gated access on to The Walks, proceed along and County Court Road will be found ahead of you.





**OTHER INFORMATION**

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Council Tax Band A.

Gas fired central heating.

EPC - D.

**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.