



**16 North Star Court, King's Lynn**  
**£895 per calendar month**

**BELTON DUFFEY**



# 16 NORTH STAR COURT, KING'S LYNN, NORFOLK, PE30 2NF

A two bedroom semi-detached house in a popular location with enclosed rear garden and off street parking for two cars.

## DESCRIPTION

A two bedroom semi-detached house in a popular location with enclosed rear garden and off street parking for two cars.

The accommodation briefly comprises: Entrance hallway, cloakroom, kitchen/breakfast room and sitting room/dining room to the ground floor. To the first floor, there are two bedrooms and a bathroom.

The property also benefits from double glazing and gas central heating.

## SITUATION

North Star Court is a residential area being nearby to the town centre with its regular bus service, local shops, primary and secondary schools. There is good access to the Queen Elizabeth Hospital, as well as the various industrial estates. The railway station and town library are within walking distance.

## ENTRANCE HALLWAY

3.69m x .86m (12' 1" x 2' 10")

Wood effect laminate flooring, stairs to first floor, radiator.

## CLOAKROOM

1.86m x .93m (6' 1" x 3' 1")

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

## KITCHEN/BREAKFAST ROOM

2.83m x 1.97m (9' 3" x 6' 6")

A range of wall and base units with worktops over, sink and drainer, built in ceramic hob with extractor over and fan assisted oven, built in fridge/freezer, plumbing and space for automatic washing machine and dishwasher, vinyl flooring, radiator, window to front.

## SITTING ROOM/DINING ROOM

4.39m x 4.11m (14' 5" x 13' 6")

Wood effect laminate flooring, fireplace with electric fire, understairs storage cupboard, window to rear and patio door leading to garden, radiator.





## **FIRST FLOOR LANDING**

Fitted carpet, loft access, storage cupboard.

## **BEDROOM 1**

4.21m x 3.39m (13' 10" x 11' 1")

Fitted carpet, fitted double wardrobe, windows to rear, radiator.

## **BATHROOM**

1.85m x 1.84m (6' 1" x 6' 0")

Pannelled bath with mains shower over, vanity sink unit, low level WC, window to front, radiator, vinyl flooring.

## **BEDROOM 2**

2.80m x 2.00m (9' 2" x 6' 7")

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

## **OUTSIDE**

To the front of the property is a brickweave driveway with parking for two cars. To the rear of the property there is an enclosed garden with access gate and wooden shed.

## **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 King's Lynn town centre proceed out of town via the one-way system along Railway Road passing the ARC car wash on the left hand side. Proceed along turning right past Colin Dawson Windows into Loke Road and continue to the end of Loke Road, taking the second exit into Columbia Way, proceed to the bottom, turning left into Lady Jane Grey Road and North Star Court will be seen 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

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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.

