



10 Carmelite Terrace, King's Lynn
£925 per calendar month

BELTON DUFFEY



10 CARMELITE TERRACE, KING'S LYNN, NORFOLK, PE30 5AF

A three bedroom period mid terrace house in the popular location of the friars area within walking distance of the town centre.

DESCRIPTION

A three bedroom period mid terrace house in the popular location of the Friars area within walking distance of the town centre.

The accommodation briefly comprises: Sitting room, dining room, kitchen and bathroom to the ground floor and to the first floor there are three bedrooms.

The property also benefits from having double glazing, under floor heating, gas central heating and an enclosed courtyard garden with a brick outbuilding.

SITUATION

The property is situated in the popular Friars area of King's Lynn which is a residential area located off London Road, being close to the town centre. In the vicinity local shops, primary and secondary schools and a regular bus service. There is good access to the Queen Elizabeth Hospital, and the various industrial estates. The railway station and town library are within walking distance of the property, as is "The Walks" park area.

SITTING ROOM

4.05m x 3.15m (13' 3" x 10' 4")

Travertine flooring with under floor heating, fireplace with coal effect gas fire, window to front, radiator, archway leading to:

DINING ROOM

3.31m x 3.23m (10' 10" x 10' 7")

Travertine flooring with under floor heating, under stairs storage cupboard, window to rear, radiator, stairs to first floor.

KITCHEN

2.57m x 1.90m (8' 5" x 6' 3")

A range of wall and base units and drawers with worktops over, stainless steel sink and drainer, slimline dishwasher, integrated electric oven, floating hob and double air fryer, vinyl flooring, window to side and door leading to courtyard garden.

REAR LOBBY

Space for fridge freezer, washing machine with work top over, vinyl flooring.



SHOWER ROOM

1.71m x 1.18m (5' 7" x 3' 10")

Corner shower cubicle with mains fed shower, low level WC, vanity wash hand basin, ladder style radiator, window to side, tiled floor.

FIRST FLOOR LANDING

Fitted carpet, loft access.

BEDROOM 1

4.06m x 3.12m (13' 4" x 10' 3")

Fitted carpet, radiator, built in storage cupboard, window to front.

BEDROOM 2

3.25m x 2.26m (10' 8" x 7' 5")

Fitted carpet, built in storage cupboard housing gas fired central heating boiler, radiator, window to rear.

BEDROOM 3

2.12m x 1.68m (6' 11" x 5' 6")

Fitted carpet, radiator, window to side.

OUTSIDE

To the rear of the property is an enclosed courtyard garden with brick build shed and rear access gate.

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 - £925.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Pets considered.



DIRECTIONS

From the King's Lynn office head out of Town on London Road towards the Southgates roundabout. Turn right into Valingers Road and then first right by the School and the next first right. Follow the road round to the end leading on to Carmelite Terrace and the property will be found half way down on the left hand side.

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

Underfloor heating and gas central heating.

EPC rating band 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

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