



2 Church Road, Watlington
£750 per calendar month

BELTON DUFFEY



2 CHURCH ROAD, WATLINGTON, NORFOLK, PE33 0HE

2 bedroom character property in a central village location with communal garden and parking

DESCRIPTION

A 2 bedroom character property, situated in a central village location with communal garden, communal parking.

The accommodation is installed with extensive sealed unit double glazing, gas central heating and is arranged over 2 floors, comprising entrance hall, ground floor bedroom 1, shower room and second kitchen/utility room to the ground floor. On the first floor is an open plan kitchen/sitting/dining room, bathroom and bedroom 2.

The property has period features including including exposed wooden beams.

Outside is a communal garden and communal parking.

SITUATION

Watlington is approximately midway between King's Lynn and Downham Market; situated just off the A10 and well placed for both towns, Swaffham, Thetford and Wisbech. Watlington has various facilities, including a shop, post office, a Primary school, a medical centre with pharmacy, village hall, social club, various parks and The Angel Pub and Restaurant. There is a railway station with direct links into London King's Cross which is a 1 hr 40 mins journey. It is approx. 25 miles north of Ely which offers a selection of good shops and the Ely Cathedral, the North Norfolk coast and its quaint villages and sandy beaches can be found less than an hour north by car.

ENTRANCE HALL

2.18m x 2.14m (7' 2" x 7' 0") Door to outside, pamment tiled floor, radiator, ceiling beams, storage cupboard with hanging rail.

GROUND FLOOR BEDROOM 1

3.57m x 3.04m (11' 9" x 10' 0") Stable door leading to communal garden, radiator.

SECOND KITCHEN/UTILITY ROOM

3.23m x 3.32m narrowing to 2.57m x 1.79m (10' 7" x 4' 4") excluding further kitchen/utility area. Worktop with sink unit with cupboards and drawers under, electric trip switches, radiator.

FURTHER KITCHEN/UTILITY AREA

1.78m x 1.48m (5' 10" x 4' 10") Worktop with cupboards under, wall cupboards, cupboard housing further electric trip switches.



SHOWER ROOM

1.98m x 1.67m (6' 6" x 5' 6") Shower cubicle with Triton electric shower, low level WC, pedestal wash hand basin, radiator, ceramic tiled floor, tiled wall areas.

FIRST FLOOR LANDING

2.1m x 0.98m (6' 11" x 3' 3")

KITCHEN/SITTING/DINING ROOM

5.85m x 3.33m (19' 2" x 10' 11") 'L' shaped worktop with grey coloured cupboards and drawer under, 4 ring hob with oven under, extractor, stainless steel sink unit, radiator, heavily beamed ceiling, twin aspect windows.

BEDROOM 2

3.33m x 2.22m (10' 11" x 7' 3") Radiator, heavily beamed ceiling, built-in shelved cupboard, mains smoke alarm.

BATHROOM

2.25m x 1.20m (7' 5" x 3' 11") Low level WC, pedestal wash hand basin. chrome mixer tap. small bath, heavily beamed ceiling, radiator, ceramic tiled floor.

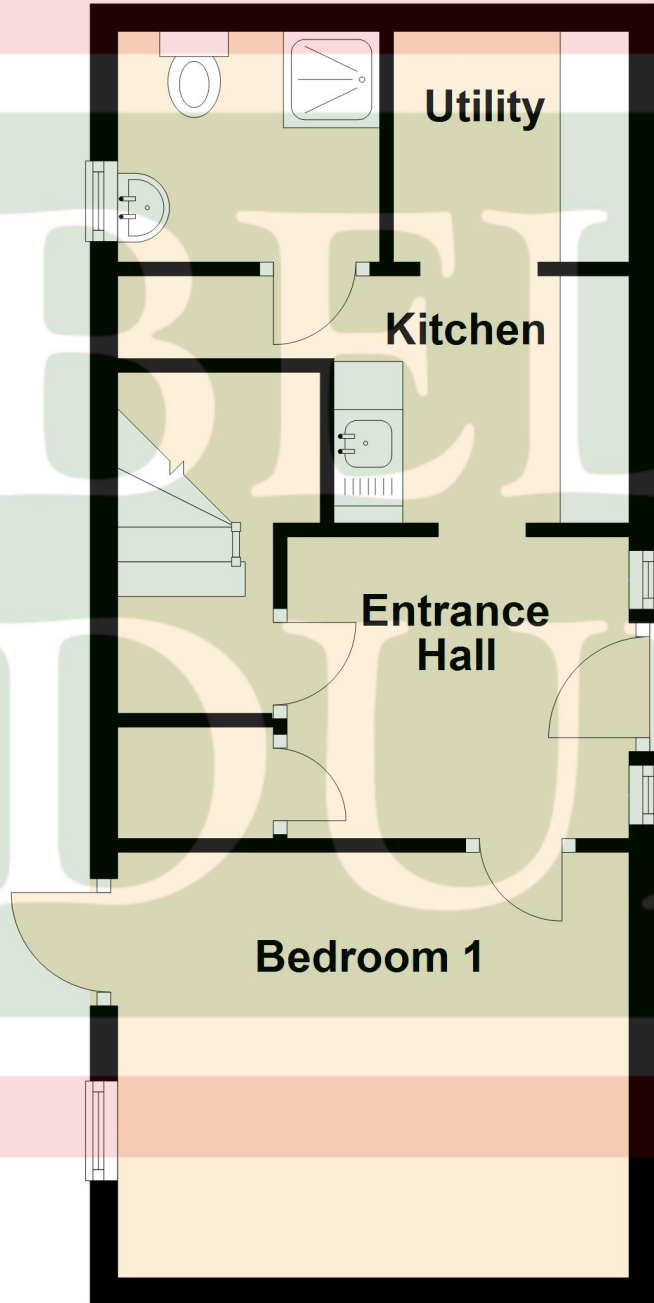
OUTSIDE

The property has access to communal parking area and a communal garden.

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 - £750.00 (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

Ground Floor



First Floor



DIRECTIONS

From King's Lynn take the A10 at the roundabout with the junction for the A134 take the third exit onto the Watlington Road, which becomes the Lynn Road and then Church Road. This ends at a junction with Downham Road and the property is on the corner of these two roads on the left hand side.

OTHER INFORMATION

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

EPC - D.

Gas central heating.

VIEWING

Strictly by appointment with the agent.



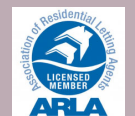


BELTON DUFFEY

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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



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.