



**1 Isabella Close, King's Lynn**  
**£1,100 per calendar month**

**BELTON DUFFEY**





# 1 ISABELLA CLOSE, KING'S LYNN, NORFOLK, PE30 4GL

A three bedroom semi detached house with off street parking and garden within walking distance of the Queen Elizabeth Hospital

## DESCRIPTION

A Modern three bedroom semi detached house situated on the King's Reach Development within walking distance of the hospital and approximately 2 miles from the town centre.

The accommodation briefly comprises entrance hall, living room, kitchen/ dining room with electric oven and gas hob, space for washing machine and fridge/freezer, cloakroom to the ground floor, To the first floor there are three bedrooms and bathroom.

Outside the property benefits from an enclosed rear garden and parking.

## SITUATION

King's Lynn is an historic medieval port dating back to the 12th century, situated on the River Great Ouse. King's Lynn boasts an extensive pedestrianised shopping area with a lively combination of national retailers, specialist shops and family businesses.

## ENTRANCE HALL

Radiator, wooden flooring stairs to first floor.

## CLOAKROOM

Low level WC, pedestal wash hand basin, vinyl flooring, window to side, radiator.

## KITCHEN/DINING ROOM

10' 6" x 9' 7" (3.20m x 2.92m)

A range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, electric oven with 4 ring gas hob and extractor over, space for fridge/freezer, plumbing and space for automatic washing machine and dishwasher, vinyl flooring, radiator, window to rear and patio doors leading to garden.

## SITTING ROOM/DINING ROOM

15' 2" x 10' 5" (4.62m x 3.17m)

Wood effect laminate flooring, radiator, TV and telephone point, bay window to front, stairs to first floor.

## FIRST FLOOR LANDING

Fitted carpet, loft access, radiator.





### **MAIN BEDROOM**

10' 10" x 10' 4" (3.30m x 3.15m)

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

### **BEDROOM 2**

11' 1" x 10' 4" (3.38m x 3.15m)

Fitted carpet, window to rear, radiator.

### **BATHROOM**

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

### **BEDROOM 3**

7' 10" x 6' 9" (2.39m x 2.06m)

Fitted carpet, window to front, radiator.

### **OUTSIDE**

To the front of the property is mainly laid to lawn with mature hedges.

To the rear of the property is an enclosed garden, mainly laid to lawn with patio area and mature trees and shrubs and fenced boundaries.

### **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.



AWAITING

FLOORPLAN

## **DIRECTIONS**

From King's Lynn town centre proceed out of town via Littleport Street and onto Gaywood Road. At the Gaywood Clock bear right into Gayton Road. Proceed along here and towards the end take the second exit at the mini-roundabout opposite the turning for the Queen Elizabeth Hospital. Continue along to the next mini-roundabout, taking the second exit into Winston Churchill Drive. Proceed down here taking the fifth left hand turning into Anthony Nolan Road. Proceed along passing the right hand turning into Isabella Close the property can be found on the corner on the right 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 B

Gas fired central heating.

EPC 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)

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