



**26 Barrett Close, King's Lynn**  
**£875 per calendar month**

**BELTON DUFFEY**



## **26 BARRETT CLOSE, KING'S LYNN, NORFOLK, PE30 4UQ**

A recently refurbished two bedroom end-terraced house within walking distance of the hospital with garage gardens and parking

### **DESCRIPTION**

A recently refurbished two bedroom end terraced house located in a popular residential area within walking distance of the hospital and approximately 2 miles from the town centre with UPVC double glazing and gas fired central heating.

The accommodation briefly comprises entrance porch, newly fitted kitchen with electric oven and hob, space for washing machine and fridge/freezer, sitting room, two bedrooms and new bathroom with electric shower.

Outside the property benefits from a small front garden, enclosed rear garden with lawn and patio area and allocated parking and garage.

### **SITUATION**

King's Lynn is a historical medieval port dating back to the 12th century, situated on the River Great Ouse. The winding streets and alleys of the old town remain intact but King's Lynn also boasts an extensive pedestrianized shopping area, with a lively combination of national retailers, specialist shops and family businesses. The bustling markets are still held on the informatively names Tuesday and Saturday Market Places.

### **ENTRANCE LOBBY**

Built in storage cupboard

### **KITCHEN**

3.44m x 2.15m (11' 3" x 7' 1")

A range of newly fitted wall and base units with worktops over, brand new electric oven and hob with extractor over, stainless steel sink and drainer, vinyl flooring, space and plumbing for washing machine, space for fridge/freezer

### **SITTING ROOM**

4.70m x 3.75m (15' 5" x 12' 4")

Fitted carpet, radiator, TV and telephone point, back door leading to rear garden, spiral staircase leading to first floor

### **BEDROOM 1**

3.74m x 2.42m (12' 3" x 7' 11")

Fitted carpet, radiator.



## **BEDROOM 2**

3.74m x 2.16m (12' 3" x 7' 1")

Fitted carpet, storage cupboard housing hot water tank, radiator

## **BATHROOM**

1.96m x 1.29m (6' 5" x 4' 3")

Newly fitted three piece bathroom suite comprising panelled bath, pedestal wash hand basin, low level WC, electric shower, vinyl flooring, radiator.

## **OUTSIDE**

The front of the property has a lawned area, the rear of the property has an enclosed garden, mainly laid to lawn with a patio area. The property has allocated parking.

## **GARAGE**

up and over door with electricity and light

## **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.

5) Sorry no pets.

## **DIRECTIONS**

From the town centre, travel along the Gaywood Road bearing right at the traffic lights on the A148, Gayton Road towards the hospital. Proceed along Gayton Road turning right at the second mini roundabout into Winston Churchill Drive, take the first left hand turning into Corbyn Shaw Road and then the first left hand turning into Barrett Close. The property will be found a short way down at number 26



AWAITING

FLOORPLAN

**OTHER INFORMATION**

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

Gas fired central heating.

EPC - C.

**VIEWING**

Strictly by appointment with the agent.



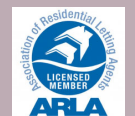


## BELTON DUFFEY

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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.