



**9 Cresswell Street, King's Lynn**  
**£1,100 per calendar month**

**BELTON DUFFEY**



## 9 CRESSWELL STREET, KING'S LYNN, NORFOLK, PE30 2AW

A two/three double bedroom mid terraced house recently refurbished to a very high standard in a popular location within walking distance of the Town centre.

### DESCRIPTION

A two/three double bedroom mid terraced house refurbished to a very high standard in a popular location within walking distance of the Town centre.

The accommodation briefly comprises: Sitting room, kitchen/dining room and shower room to the ground floor.

To the first floor, there are three double bedrooms with access to the third bedroom off bedroom 2.

The property also benefits from being redecorated throughout, new kitchen and shower room and new flooring. Double glazing, gas fired central heating and a courtyard garden.

### SITUATION

Cresswell Street is a residential area being close 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

### SITTING ROOM

3.60m x 2.87m (11' 10" x 9' 5")

Wood effect laminate flooring, radiator, window to front,

### KITCHEN/DINING ROOM

9.62m x 3.50m (31' 7" x 11' 6")

A range of wall and base unit with wood effect worktops over, stainless steel sink and drainer with mixer tap, built in fan assisted oven with 4 ring ceramic hob and extractor over, wall mounted gas fired central heating boiler, plumbing and space for automatic washing machine and space for fridge freezer, radiator, wood effect vinyl flooring and door leading to courtyard garden.

### SHOWER ROOM

2.06m x 1.83m (6' 9" x 6' 0")

Corner shower cubicle, low level WC, vanity wash hand basin, radiator, window to rear, wood effect vinyl flooring.

### FIRST FLOOR LANDING

Fitted carpet



### **BEDROOM 1**

3.56m x 3.19m (11' 8" x 10' 6")

Fitted carpet, window to front, radiator, fitted cupboard, loft access.

### **BEDROOM 2**

3.59m x 2.87m (11' 9" x 9' 5")

Fitted carpet, radiator, window to rear.

### **BEDROOM 3**

2.75m x 1.99m (9' 0" x 6' 6")

ACCESS VIA BEDROOM 2 :Fitted carpet radiator, window to rear.

### **OUTSIDE**

To the rear of the property is an enclosed courtyard 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 - £1100.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

### **DIRECTIONS**

From the King's Lynn office head out of town on John Kennedy Road. At the traffic lights turn right and take the second left hand turning into Cresswell Street and the property will be found half way down 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 B.

**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.

