



28 Pilot Street, King's Lynn
£995 per calendar month

BELTON DUFFEY



28 PILOT STREET, KING'S LYNN, NORFOLK, PE30 1QL

A Grade II Listed 2/3 bedroom, 1/2 reception three storey terraced house in one of the oldest parts of King's Lynn, walking distance of town centre.

DESCRIPTION

A Grade II listed two bedroom, one/two reception three storey terraced house situated in one of the oldest parts of king's Lynn within walking distance of the town centre overlooking St Nicholas Chapel and retaining many original features.

The accommodation briefly comprises: Large sitting room/dining room with feature fireplace and exposed beams, fitted kitchen and shower room to the ground floor, to the first floor there are two bedrooms , one with a feature fireplace and to the second floor there is attic/loft room, spare bedroom/study and cloakroom.

The property also benefits from having a courtyard garden and outside storage shed. Parking available on request for an additional charge.

SITUATION

Pilot Street is situated in the historic part of King's Lynn in the shadow of St Nicholas Chapel. It has the dual advantages of being within walking distance of the High Street and also the river front which has undergone extensive improvements within the last few years. King's Lynn has an historical port on the River Great Ouse and internationally renowned medieval centre; the walk from Nelson Street to St Nicholas Chapel has been described as one of the finest in Europe. Many television and film crews have used this part of King's Lynn for a backdrop to such television productions as Martin Chuzzlewit, etc.

SITTING ROOM

16' 4" x 16' 11" (4.98m x 5.16m)

Wooden floors, feature fireplace, exposed beams, window to front, radiator, TV and telephone points.

KITCHEN

12' 1" x 10' 3" (3.68m x 3.12m)

A range of wall and base units with worktops over, 4 ring gas hob and electric oven, stainless steel sink and drainer, window to rear.

REAR LOBBY

Gas fired central heating boiler, fitted shelves, vinyl flooring.

SHOWER ROOM

8' 1" x 4' 11" (2.46m x 1.50m)

Double shower cubicle, window to side, vinyl flooring, radiator, low level WC, pedestal wash hand basin.

INNER LOBBY

Door leading to courtyard garden, stairs to first floor.



BEDROOM 2

9' 6" x 9' 0" (2.90m x 2.74m)

Fitted carpet, built in fitted double wardrobe, windows to rear, radiator.

BEDROOM 1/ SECOND SITTING ROOM

16' 4" x 16' 11" (4.98m x 5.16m)

Fitted carpet, windows to front, radiator, feature fireplace, spiral staircase leading to second floor.

ATTIC ROOM/SPARE BEDROOM/STUDY

14' 9" x 10' 2" (4.50m x 3.10m)

Wood panelled walls, fitted carpet, fitted double wardrobe, window to front.

CLOAKROOM

Low level WC, wash hand basin

OUTSIDE

To the rear of the property is a courtyard garden and brick built storage shed with power and light.

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 - £995.00. (Capped at no more than 5 weeks' rent).

5) To be let unfurnished.

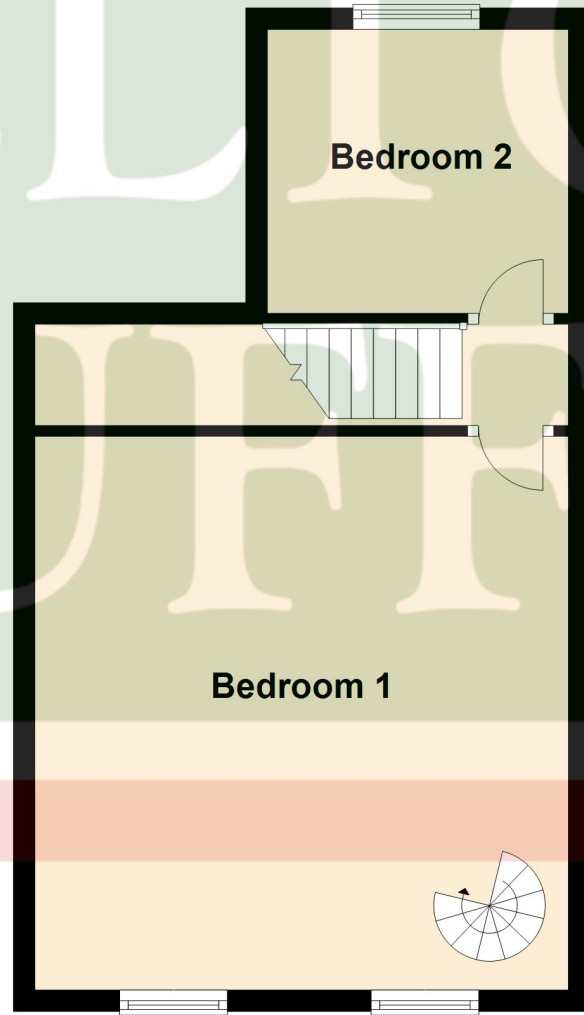
DIRECTIONS

From the Agents office turn left onto Railway Road, keeping in the left hand lane continue on past Albion Street and Old Sunway, turn left into Austin Street then right into Chapel Lane and right again into Pilot Street where the property can be found at the end of the street on the right hand side.

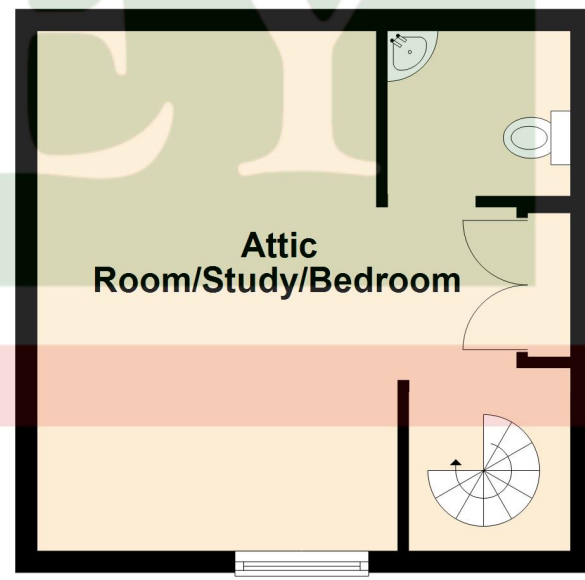
Ground Floor



First Floor



Second Floor



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

EPC - N/A - Listed building

Gas fired central heating.

VIEWING

Strictly by appointment with the agent.



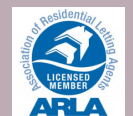


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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

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.