



**9 Thomas Street, King's Lynn**  
**£795 per calendar month**

**BELTON DUFFEY**



## **9 THOMAS STREET, KING'S LYNN PE30 5QP**

A recently renovated two double bedroom terraced house within walking distance of the Town centre.

### **DESCRIPTION**

A recently renovated two double bedroom terraced house within walking distance of the Town centre.

The accommodation briefly comprises: Open plan sitting room/kitchen/dining room, understairs storage and bathroom to the ground floor. To the first floor, there are two double bedrooms.

The property also benefits from gas fired central heating and double glazing.

### **SITUATION**

King's Lynn is an historic 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 named Tuesday and Saturday Market Places

### **SITTING ROOM**

4.20m x 2.97m (13' 9" x 9' 9")

Wood effect laminate flooring, window to front, radiator.

### **KITCHEN AREA**

3.39m x 3.09m (11' 1" x 10' 2")

A range of wall and base units and drawers with worktops over. Breakfast bar. built in electric oven and hob with extractor over, plumbing and space for automatic washing machine and space for fridge, tile effect flooring, window to rear and door leading to courtyard garden.

### **BATHROOM**

1.93m 1.50m (6' 4" x 4' 11")

Paneled bath with electric shower over, low level WC, pedestal wash hand basin, window to side, tile effect flooring.







**BEDROOM 1**

4.10m x 3.15m (13' 5" x 10' 4")

Fitted carpet, radiator, wardrobe window to front.

**BEDROOM 2**

3.26m x 2.57m (10' 8" x 8' 5")

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

**OUTSIDE**

Courtyard garden with 2 brick storage sheds and rear access gate,

**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 - £795.00. (Capped at no more than 5 weeks' rent).

4) To be let unfurnished.

5) Sorry no pets.

**DIRECTIONS**

From the King's Lynn office head out of Town on the London Road towards the Southgates roundabout. Before the Southgate, turn left into Guanock Terrace, take the next right hand turning into Thomas Street and the property will be found half way down 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. Telephone 01553 616200. 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.

