



**3 Eagle Yard Gaywood Road, King's Lynn**  
**£950 per calendar month**

**BELTON DUFFEY**



# **3 EAGLE YARD GAYWOOD ROAD, KING'S LYNN, NORFOLK, PE30 1RG**

A modern two double bedroom semi-detached house within walking distance of the Town Centre with enclosed rear garden and off street parking.

## **DESCRIPTION**

A modern two double bedroom semi-detached house finished to a very high standard within walking distance to the town centre. The accommodation briefly comprises: entrance hall, sitting room with under stairs cupboard, kitchen/diner with built in oven and hob, fridge freezer and dishwasher, cloakroom and utility area to the ground floor. To the first floor there are two double bedrooms and a bathroom. The property also benefits from an enclosed rear garden and allocated off street parking.

## **SITUATION**

King's Lynn is a 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 names Tuesday and Saturday Market places.

## **ENTRANCE HALL**

Stairs to first floor, door leading to:

## **SITTING ROOM**

4.44m x 3.48m (14' 7" x 11' 5")

Fitted carpet, double glazed window to front, TV and Telephone point, understairs cupboard, radiator.

## **KITCHEN/DINING ROOM**

4.47m x 3.37m (14' 8" x 11' 1")

A range of fitted wall and base units with wood effect worktops over, stainless steel sink and drainer with mixer tap, electric fan assisted oven and ceramic hob, integrated fridge freezer and dishwasher, double glazed window to rear, radiator and vinyl flooring.

## **CLOAKROOM**

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

## **UTILITY AREA**

Wall mounted gas fired central heating boiler, storage cupboard, plumbing and space for automatic washing machine, vinyl flooring, UPVC door leading to garden.

## **FIRST FLOOR LANDING**

Fitted carpet, window to side, loft access.





## **MASTER BEDROOM**

4.47m x 2.90m (14' 8" x 9' 6")

Fitted carpet, double glazed window to front, TV and telephone point.

## **BATHROOM**

2.60m x 1.98m (8' 6" x 6' 6")

Four piece bathroom suite comprising, panelled bath, low level WC, pedestal wash hand basin, separate corner shower unit, radiator, double glazed window to rear, vinyl flooring.

## **BEDROOM 2**

4.09m x 2.38m (13' 5" x 7' 10")

Fitted carpet, double glazed window to rear, radiator.

## **OUTSIDE**

To the rear of the property is an enclosed garden with side access gate, patio and lawned area. There is one allocated parking space.

## **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)

<https://right-to-rent.service.gov.uk/rtr-prove/id-question>

4) Deposit - £950.00 (Capped at no more than 5 weeks' rent).

5) To be let unfurnished.

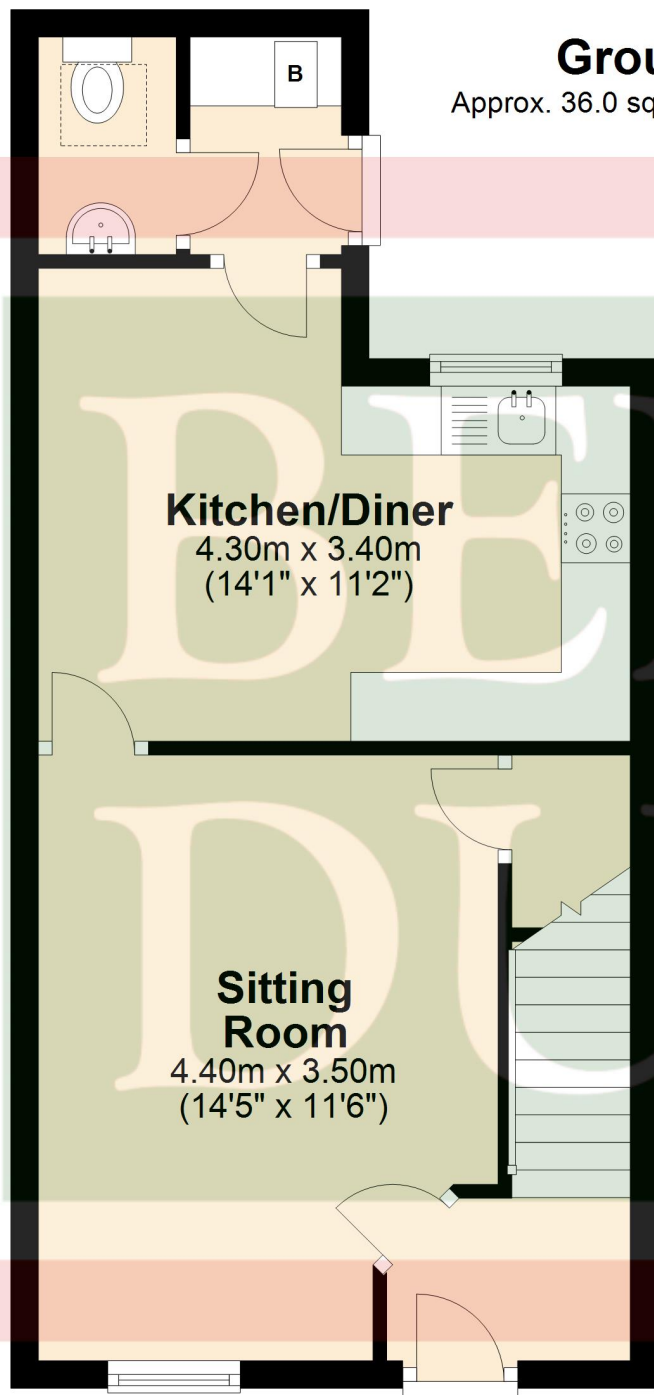
6) Sorry no pets.

## **DIRECTIONS**

From the agent's office head out of town on Railway Road bearing right past Lidl and the sorting office on Austin Street, follow the road round to Littleport Street and at the bottom of Dodmans Bridge, turn left into Eastgate Street and Eagle Yard is the first turning on the right, the property will be found on the left hand side.

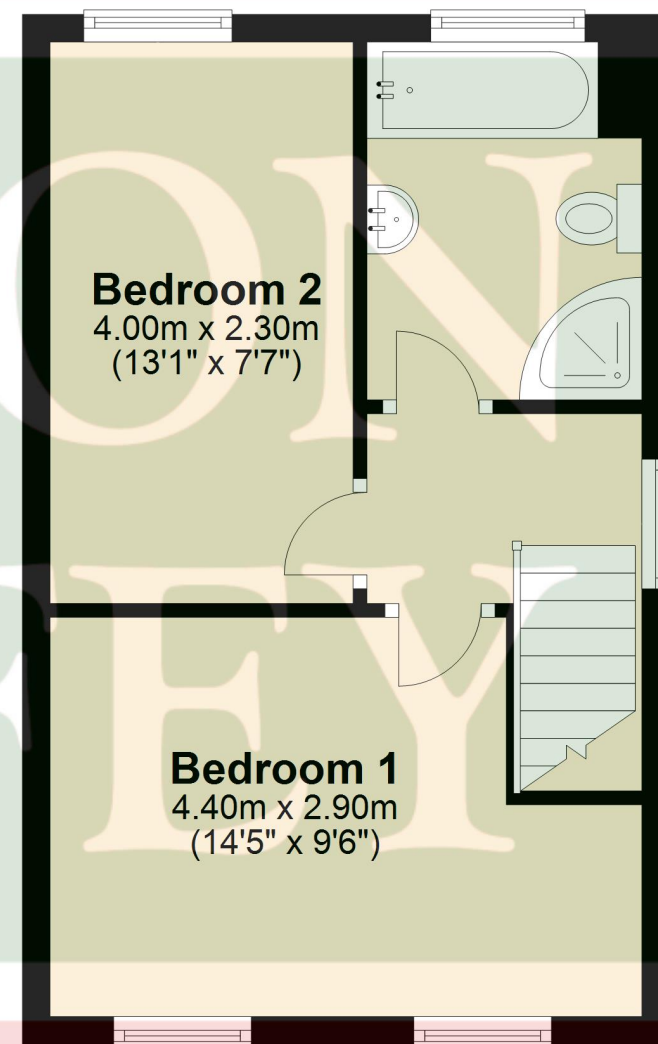
## Ground Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



## First Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 sq. feet)

### **OTHER INFORMATION**

Brough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn PE30 1EX. Council Tax band B.

Gas fired central heating.

EPC - B.

### **VIEWING**

Strictly by appointment with the agent.





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 660866  
E: [lettings@beltonduffey.com](mailto:lettings@beltonduffey.com)

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.

