

23 Checker Street, King's Lynn
£850 per calendar month

BELTON DUFFEY





23 CHECKER STREET, KING'S LYNN, NORFOLK, PE30 5AS

A Two double bedroom terraced house located in the popular Friars area close to all local amenities and within walking distance to the Town Centre.

DESCRIPTION

A Two double bedroom terraced house located in the popular Friars area close to all local amenities and within walking distance to the Town Centre.

The accommodation briefly comprises: Entrance lobby, Sitting room dining room, fitted kitchen and utility room to the ground floor.

To the first floor, there are two double bedrooms and a bathroom.

The property also benefits from gas fired central heating and a courtyard garden.

SITUATION

The property is situated in the popular Friars area of King's Lynn which is a residential area located off London Road, being close to the town centre. In the vicinity local shops, primary and secondary schools and a regular bus service. There is good access to the Queen Elizabeth Hospital, and the various industrial estates. The railway station and town library are within walking distance of the property, as is "The Walks" park area.

ENTRANCE LOBBY

1.48m x .69m (4' 10" x 2' 3")
Vinyl flooring, fitted cupboard, electric meter.

SITTING ROOM/DINING ROOM

6.11m x 4.31m (20' 1" x 14' 2")
Fitted carpet, 2 x radiators, dual aspect windows to front and rear, fitted shelves, TV and telephone points, feature fireplace, stairs to first floor.

KITCHEN

2.51m x 1.89m (8' 3" x 6' 2")
A range of wall and base units and drawers with worktops over, stainless steel sink and drainer, freestanding double electric oven, vinyl flooring, window to side.

UTILITY ROOM

2.01m x 1.98m (6' 7" x 6' 6")
Plumbing and space for automatic washing machine and space for tumble dryer, window to side, door leading to garden.

FIRST FLOOR LANDING

Fitted carpet, built in storage cupboard.

BEDROOM 1

4.14m x 3.58m (13' 7" x 11' 9")
Fitted carpet, radiator, window to front, 2 x built in storage cupboards, feature fireplace.









BATHROOM

2.40m x 1.88m (7' 10" x 6' 2")
Panelled bath, pedestal wash hand basin, low level WC, heated towel rail, airing cupboard housing hot water tank, vinyl flooring, window to side.

BEDROOM 2

3.06m x 2.91m (10' 0" x 9' 7")
Fitted carpet, radiator, fitted cupboard, window to rear.

OUTSIDE

To the rear of the property is a courtyard garden with mature shrubs with patio and lawned area and rear access gate.

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 - £895.00. (Capped at no more than 5 weeks' rent).
5) To be let unfurnished.

DIRECTIONS

Proceed out of Kings Lynn on London road, past ECS computers and Valingers Road on the right, continue along taking the next right hand turning, after the London Porter House into Checker Street proceed down and the property will be found half way down on the left hand side.

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.

Gas fired central heating.

EPC rating band D.

VIEWING

Strictly by appointment with the agent.










AWAITING
FLOORPLAN



BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 660866
E: 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

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.