



28 Loke Road, King's Lynn
£850 per calendar month

BELTON DUFFEY



A two bedroom, two bathroom terraced house within walking distance of local amenities and the town centre.

DESCRIPTION

A two bedroom, two bathroom terraced house within walking distance of local amenities and the town centre.

The accommodation briefly comprises: Entrance hallway, sitting room, kitchen/breakfast room and bathroom to the ground floor. To the first floor there are two double bedrooms and a shower.

The property also benefits from being redecorated throughout and new carpets being fitted and has double glazing, gas central heating and a courtyard garden.

SITUATION

Loke Road is a residential area having other commercial premises in the vicinity and 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.

ENTRANCE HALLWAY

Wooden floors, radiator, understairs storage cupboard, stairs to first floor.

SITTING ROOM

3.80m x 3.11m (12' 6" x 10' 2")

Wooden floors, radiator, window to front.

KITCHEN/BRAKFAST ROOM

5.54m x 2.54m (18' 2" x 8' 4")

A range of wall and base units with worktops over, plumbing and space for automatic washing machine, space for cooker with extractor over, stainless steel sink and drainer, space for fridge/freezer, radiator, tiled floor, window to side and door leading to courtyard garden.

BATHROOM

2.54m x 1.05m (8' 4" x 3' 5")

Penelled bath, low level WC, pedestal wash hand basin, radiator, tiled floor, window to rear.



FIRST FLOOR LANDING

Fitted carpet, window to front.

BEDROOM 1

3.20m x 2.77m (10' 6" x 9' 1")

Fitted carpet, radiator, window to front.

CLOAKROOM

1.50m x .59m (4' 11" x 1' 11")

Low level WC, wash hand basin, wood effect vinyl flooring.

SHOWER ROOM

1.22m x .97m (4' 0" x 3' 2")

Shower cubicle, vinyl flooring.

BEDROOM 2

2.77m x 2.49m (9' 1" x 8' 2")

Fitted carpet, radiator, window to rear.

OUTSIDE

To the rear of the property is an enclosed courtyard garden with 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 - £850.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.



DIRECTIONS

From King's Lynn proceed out of town along John Kennedy Road passing the ARC carwash on the left hand side. Proceed along at the traffic lights and take the right hand turning into Loke Road, the property will be found a short 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. Tax Band A

Gas fired central heating.

EPC rating band C.

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

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.

