



27 Springvale, Gayton
£995 per calendar month

BELTON DUFFEY



27 SPRINGVALE, GAYTON, KING'S LYNN, PE32 1QY

A three bedroom end of terraced house in a popular village location.

DESCRIPTION

A three bedroom end of terraced house in popular village location.

The accommodation briefly comprises: Entrance hallway, cloakroom, sitting room and kitchen/dining room to the ground floor. To the first floor, there are three bedrooms and a bathroom. The property has enclosed front and rear gardens with a storage shed with power and light and communal parking. Please note these photographs were taken prior to the previous tenancy.

SITUATION

Gayton is a village some 8 miles east of King's Lynn, and has a selection of local shops, including garage and post office, 2 butchers, grocery and newsagent and a popular first school. It is within easy reach of both King's Lynn town, with its electrified main line to London Kings Cross (1 hour, 36 minutes) and also the attractions of Sandringham and the North Norfolk coast. The countryside is pleasantly wooded, gently undulating and ideal for rural leisure activities.

ENTRANCE HALLWAY

5.39m x 0.86m (17' 8" x 2' 10")

Wood effect vinyl flooring, stairs to first floor, electric radiator.

SITTING ROOM

3.87m x 3.51m (12' 8" x 11' 6")

Fitted carpet, TV point, electric radiator, windows to front.

CLOAKROOM

1.77m x 0.87m (5' 10" x 2' 10")

Wood effect vinyl flooring, low level WC, wash hand basin, electric radiator, window to front.

KITCHEN/DINING ROOM

5.42m x 4.10m (17' 9" x 13' 5")

A range of wall and base units with wood effects worktops over, stainless steel sink and drainer with mixer tap, integrated electric oven and hob with extractor over, plumbing and space for automatic washing machine, space for fridge and freezer, wood effect vinyl flooring, electric radiator, windows to rear and patio doors leading to courtyard garden.

FIRST FLOOR LANDING

Fitted carpet, loft access, storage cupboard, window to side, electric radiator.



BEDROOM 1

4.12m x 3.02m (13' 6" x 9' 11")

Fitted carpet, TV point, electric radiator, window to front.

BEDROOM 2

3.90m x 2.69m (12' 10" x 8' 10")

Fitted carpet, electric radiator, window to rear.

BATHROOM

1.90m x 1.75m (6' 3" x 5' 9")

Paneled bath with electric shower over, pedestal wash hand basin, low level WC, airing cupboard housing hot water tank, fitted carpet, electric radiator, window to rear.

BEDROOM 3

2.64m x 2.36m (8' 8" x 7' 9")

Fitted carpet, electric radiator, window to front.

OUTSIDE

To the front of the property is an enclosed low maintenance garden with fenced and mature shrub boundaries. To the rear of the property is an enclosed courtyard garden with large shed with power and light and side access gate to the communal parking area.

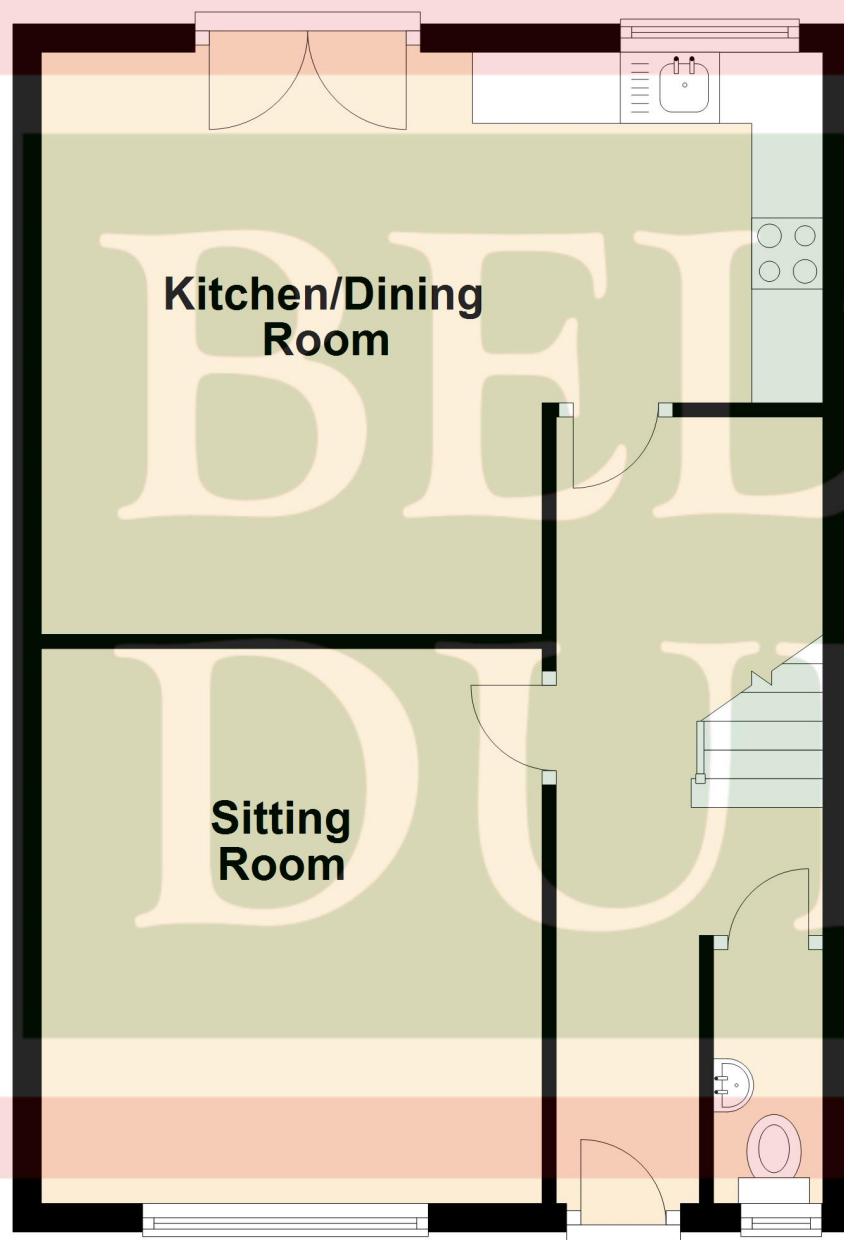
ADDITIONAL INFORMATION

- 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)
<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.
- 6) Pets considered

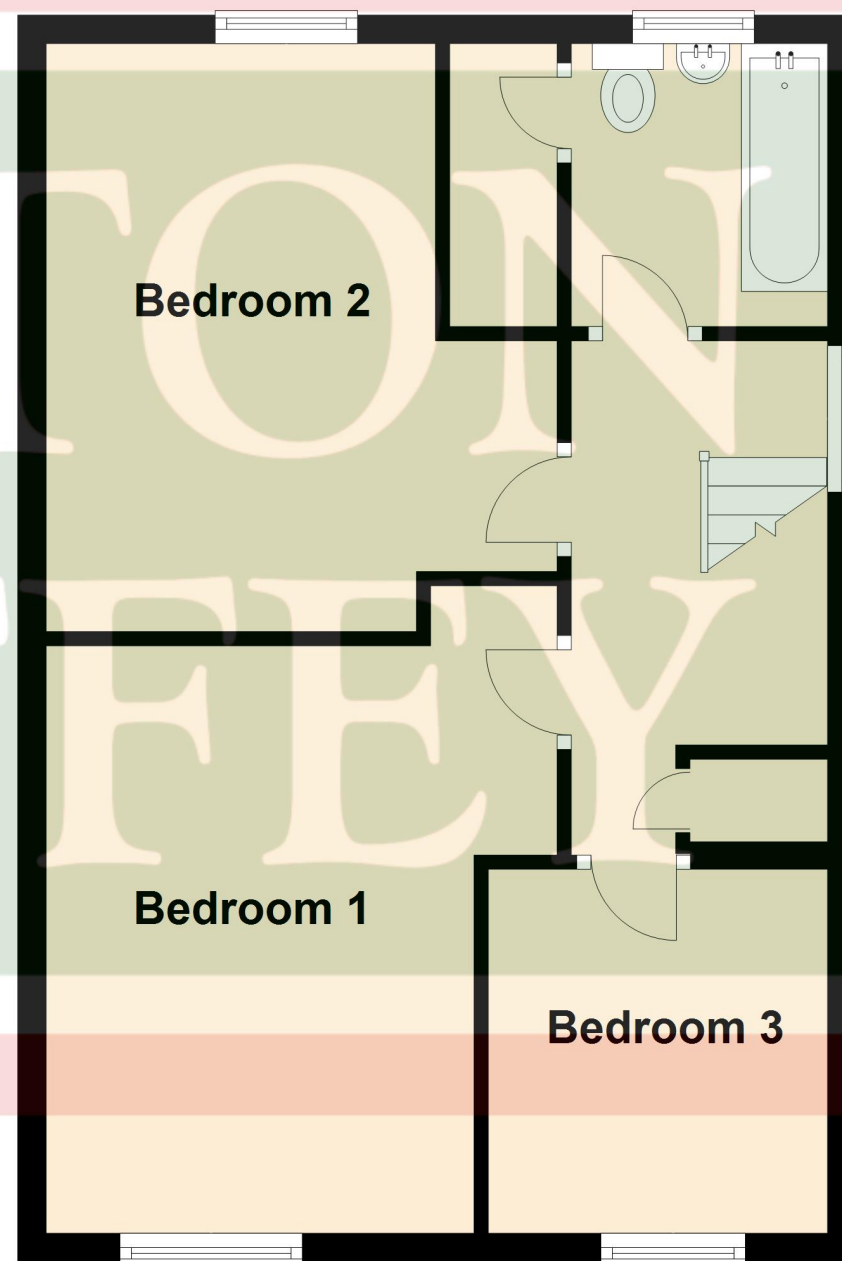
DIRECTIONS

From King's Lynn take the B1145 passing through the village of Ashwicken and on into Gayton, on entering the village turn right into Winch Road and left into Springvale. The property can be found on the left hand side.

Ground Floor



First Floor



OTHER INFORMATION

Electric heating.

EPC Band E.

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

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

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.

