



30 George Street, King's Lynn
£825 per calendar month

BELTON DUFFEY



30 GEORGE STREET, KING'S LYNN, NORFOLK, PE30 2AQ

Situated on George Street in King's Lynn, this two bedroom terraced property offers a conveniently located accommodation within easy reach of the town centre and its range of local amenities.

DESCRIPTION

Situated on George Street in King's Lynn, this two bedroom terraced property offers a conveniently located accommodation within easy reach of the town centre and its range of local amenities.

The property comprises a living room, providing a comfortable space to relax, alongside a fitted kitchen with a separate utility area offering additional practicality and storage. A downstairs WC with shower adds convenience, while upstairs the property benefits from two well proportioned bedrooms.

SITUATION

Situated on George Street, this property benefits from a convenient position within easy reach of King's Lynn town centre. Residents have quick access to a wide array of local amenities, high street shops, supermarkets, and dining options. The area offers excellent transport links, including the King's Lynn railway station with direct links to Ely, Cambridge, and London King's Cross, as well as easy access to local road networks like the A47 and A10. A fantastic spot combining local convenience with historic charm.

LIVING ROOM

3.49m (11' 5") narrowing to 3.14m x 3.17m (10' 4" x 10' 5") Radiator, fitted TV stand with cupboard under, archway leading to kitchen with storage cupboard in between.

KITCHEN

3.49m x 3.16m (11' 5" x 10' 4") A range of light wood base and wall units with worktops over, built in electric oven with hob and extractor fan, stainless steel sink and drainer, radiator.

UTILITY

2.44m x 1.98m into window recess (8' 0" x 6' 6") Space and plumbing for washing machine, door to courtyard.

DOWNSTAIRS WC

2.44m x 1.33m (8' 0" x 4' 4") Low level WC, wash hand basin with cabinets under, mains shower, heated towel rail.

BEDROOM 1

3.50m x 3.21m (11' 6" x 10' 6") Radiator, storage cupboard, door to bathroom.

BEDROOM 2

3.49m (11' 5") narrowing to 3.20m x 3.18m (10' 6" x 10' 5") Radiator.

BATHROOM

2.51m x 1.90m (8' 3" x 6' 3") Low level wc, wash hand basin, bath, boiler housed by cabinet.

OUTSIDE

Courtyard garden with rear 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.uk](https://right-to-rent.service.gov.uk/rtr-prove/id-question)
- 4) Deposit - £825.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.

DIRECTIONS

OTHER INFORMATION

Gas fired central heating.

EPC band E.

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Tax Band A

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.

