

Arnolds | Keys



The Rectory Grimston Road, Gayton, Kings Lynn, Norfolk, PE32

~~10A~~
£1,000 PCM

- Modern Detached House
- Semi Rural Location Convenient For A47 and Kings Lynn
- 4 Bedrooms
- Bathroom With 4 Piece Suite
- Garage And Ample Parking
- Large Gardens
- 3 Reception Rooms
- Large Kitchen / Breakfast Room
- Central Heating And Double Glazing

The Rectory Grimston Road, Gayton, Kings Lynn PE32 1QA

A spacious and versatile modern detached house with accommodation including 3 reception rooms, 4 bedrooms a large kitchen / breakfast room and large gardens. There is ample parking and a single garage. The property benefits from oil fired central heating and double glazing.

 4  1  3  E

Council Tax Band: E



The village of Gayton is situated approximately 7 miles east of Kings Lynn off the A47. There are local shops as well as a school, Church and pub / restaurant. The Royal Sandringham Estate and delightful North Norfolk Coast are within easy reach.

The landlords are not able to offer a long term let for this property - for further details please enquire of the agent.

EPC Rating E. Council Tax Band E.

ENTRANCE LOBBY

UPVC construction. Quarry tiled floor.

OFFICE

13'7" x 13'04"

Carpet, shelving, radiator, UPVC double glazed window,

INNER HALL / OFFICE

Carpet. Shelve.

UTILITY ROOM

13'10" x 11'11"

Vinyl flooring, door to garden, worktop and sink, plumbing for washing machine and dryer. boiler cupboard

KITCHEN/BREAKFAST ROOM

max 12'01" x20'06"

Breakfast Area 12'1" x 9'10".

Tiled floor, 2 radiators, fitted cupboard and large opening to kitchen.

Kitchen Area 11'7" x 9'8"

Good range of modern base and wall units, inset sink, tiled floor and UPVC double glazed window. 2 radiators.

ENTRANCE HALL

Radiator, stairs to first floor and under stair cupboard.

CLOAKROOM

Wash basin and WC.

DINING ROOM

20'9" x 9'5"

Carpet, 2 radiators, doors to garden.

LOUNGE

16'0" x 13'11"

A double aspect room with fitted carpet, 2 radiators and fireplace.

FIRST FLOOR LANDING

Carpet, radiator and built in cupboard.

BATHROOM

Bath with shower over, wash basin, WC and separate shower cubicle. Vinyl floor, UPVC window.

BEDROOM

13'11" x 10'10"

A double aspect room with carpet ,UPVC double glazed window. and radiator.

BEDROOM

9'10" x 15'1"

Carpet, 2 radiators and UPVC double glazed window.

BEDROOM

8'9" x 9'10"

Carpet, radiator and UPVC double glazed window.

BEDROOM

21'1" x 9'10"

Carpet, radiator and UPVC double glazed window. 2 fitted cupboards. Part pitched ceiling.

TENANTS NOTE

The deposit for this property is £1153

EPC Rating E. Council Tax Band E - King's Lynn and West Norfolk Borough Council

Mains water, electric and drainage available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage OR www.checker.ofcom.org.uk/en-gb/broadband-coverage).

Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £230.76. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

