TO LET

£1,200 PER CALENDAR MONTH

Goodwins Road, King's Lynn, PE30 5QX

Arnolds | Keys

THE PROPERTY

33A Goodwins Road, King's Lynn, PE30 5QX

A four bedroom detached house with garden and garage, set back from the road, in this sought after area of Kings Lynn.
A spacious reception room can be located off the entrance hall, together with a cloakroom. The inner hall has a large understairs cupboard and built in wardrobe offering plenty of storage. The fitted kitchen/breakfast room enjoys views of the established garden. The utility room is located off the kitchen. Both the living room and dining room are of good size and have access to the garden. There are three double bedrooms and one single bedroom all with built in wardrobes. The property also has a family bathroom and shower room.
EPC Rating: D - Council Tax Band: E - Kings Lynn and West Norfolk

4 2 3 E D

THE DETAILS

Property Details

Entrance Hallway
Set of Coat Hooks. Radiator.

Office
Carpet. Two Radiators. Set of Shelving.

Cloakroom
Radiator. White low level w/c. White Wash Basin. Mirror. Shavers Light. Brass Effect Towel Rail.

Kitchen
Vinyl tile effect floor. Radiator. Beige Wall and Base fitted kitchen units. Space for a fridge. Flavel Gas Range Cooker with stainless steel extractor fan above. Door to utility.

Utility Room
Vinyl tile effect floor. White Butlers Sink. Door to rear garden. Radiator. Built in shelved cupboard.

Dining Room
Carpet. Radiator. Sliding Doors to Patio.

Lounge
Carpet. Two Radiators. Sliding doors to patio, Open fire.

Bathroom
Vinyl floor. Brass effect towel rail and toilet roll holder. White pedestal wash basin and low level w/c. Mirror. Shavers Light. Bath. White heated towel rail.

Shower Room
Vinyl floor. White wash basin and low level w/c. White heated towel rail. Brass effect toilet roll holder. Mirror. Shavers Light. Shower cubicle with mains shower. Chrome effect towel rail.

Bedroom 1
Carpet. Built in wardrobe. White wash basin. Mirror. Shaving Light. Brass Effect Towel Ring. Radiator.

Bedroom 2
Radiator and Built in Wardrobe.

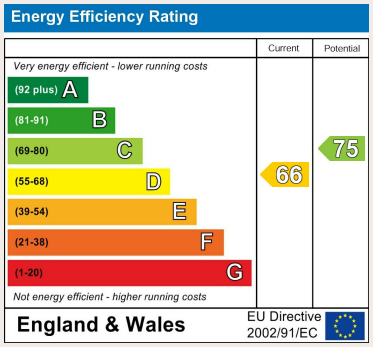
Bedroom 3
Radiator and Built in Wardrobe.

Bedroom 4
Built in Wardrobe and Radiator.

TENANTS NOTE
The deposit for this property is £1384.
EPC Rating D. Council Tax Band E - Kings Lynn and West Norfolk
Mains water and electric available or connected. Mains drainage. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.
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 emission 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 £276.92. 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.

Location

Contact Us

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