



**RENTAL
£525 PCM**



59 Marshland Street, Terrington St. Clement, King's Lynn, Norfolk, PE34 4NE

Spacious first floor flat situated close to the village centre and within a few minutes walk of the range of shops. The property has recently been redecorated throughout.

Heating is via night storage heaters.

EPC - E

NO PETS

Good financial and character references will be required.

ENTRANCE HALL

16'11" x 5'10" (5.16m x 1.80m)

Stairs off

BEDROOM 2 / STUDY

10'7" x 12'5" (3.25m x 3.80m)

Ground floor room that can be used as a second bedroom or study area

STAIRS TO FIRST FLOOR LANDING**DOUBLE BEDROOM**

13'1",246'0" x 10'9" (4,75m x 3.28m)

Night storage heaters

KITCHEN

9'6" x 9'4" (2.92 x 2.86)

Recently fitted with range of modern units and floor covering.

LIVING ROOM

17'7" x 16'0" (5.38m x 4.89m)

Spacious living room

BATHROOM

8'1" x 6'8" (2.47m x 2.05)

White suite of panelled bath. Upvc window. Handbasin.

SEPARATE WC

Low level WC. Half tiled walls.

GENERAL INFORMATION

COUNCIL TAX BAND - A - £

EPC - E

Good financial and character references will be required. Once an application has been accepted a Tenancy Agreement will need to be signed for a minimum term of 6 months together with payment of one months rent and a deposit of £634

No pets are allowed to be on the premises at any time.

AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.