



**brittons**

**Beaumont Way, King's Lynn**

- FOUR BEDROOM HOUSE
- MASTER WITH ENSUITE
- UTILITY ROOM AND OFFICE
- SECURE PARKING

**£925 pcm**

Deposit: £1,400

Council Tax Band:

Type: Unfurnished

Property Reference: 10028

Landlord Requirement: No pets, smokers or Housing Benefit

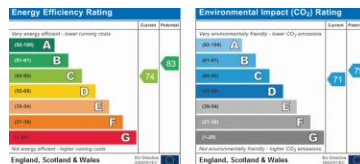


Brittons are proud to offer this SPACIOUS TWO STOREY FOUR BEDROOM HOUSE with garage, driveway and patio close to the Queen Elizabeth Hospital. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over three floors comprising hallway, WC, lounge, kitchen/diner, utility and office on the ground floor. To the first floor are three bedrooms and family bathroom and finally to the second floor is a master bedroom with en-suite. Outside offers garage, secure parking and rear garden. Available NOW. EPC C.

#### FEES TO TENANTS

Set Up Fee: £325.00 for up to two tenants referencing including identity, Right to Rent checks, financial credit checks, obtaining references from current/previous employers/landlords and other relevant information to assess affordability. Contract negotiation (amending and agreeing terms).

Please note other charges may apply during the tenancy and are listed on our website [www.brittons.net](http://www.brittons.net). If the landlord has agreed to accept pets, the deposit would be set at the equivalent of 2 months rent.



27-28 Tuesday Market Place  
Kings Lynn  
Norfolk  
PE30 1JJ

[www.brittons.net](http://www.brittons.net)  
[lettings@brittons.net](mailto:lettings@brittons.net)  
01553 692828

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Brittons employment has the authority to make or give representation or warranty in respect of the property.