

## Chalk Lane, Sutton Bridge £695 PCM



A two-bedroom mid-terraced property very close to the village of Sutton Bridge. The property benefits from: lounge, kitchen/diner, two double bedrooms, family bathroom, off road parking, garage, and a rear garden. Electric storage heating throughout. Deposit: £801.93. Holding fee £160.38.

Pets considered. Call us ANYTIME - 01406 424441.

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Company Registration No: 5813080 VAT Reg No: 921 0444 66



## Accommodation Comprises:

PVCu double-glazed entrance door to:

Porch

PVCu double-glazed window to side, PVCu double-glazed entrance door,

Entrance Hall

Stairs to first floor landing, door to:

Lounge 3.85m (12'8") max x 3.20m (10'6")

PVCu double-glazed window to front, wood burner, airing cupboard housing hot water cylinder, telephone point, TV point, satellite point, door to:

Kitchen/Breakfast Room 4.84m (15'11") x 3.86m (12'8")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled surround, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, eye level electric fan assisted oven, built-in four ring halogen hob with extractor hood, built-in microwave, PVCu double-glazed window to rear, vinyl floor covering, PVCu double-glazed entrance door to garden.

First Floor Landing

Door to:

Main Bedroom 4.08m (13'5") x 3.58m (11'9")

PVCu double-glazed window to front, electric storage heater, storage cupboard with hanging rail.

Bedroom 2 3.10m (10'2") max x 2.79m (9'2")

PVCu double-glazed window to rear, two storage cupboards, electric storage heater.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent electric shower over with shower curtain and rail, vanity wash hand basin with base cupboard and close coupled WC, part ceramic tiled walls, electric fan heater, extractor fan, PVCu opaque double-glazed window to rear, vinyl floor covering.

Outside

Off road parking to the front of the property, the rear garden is enclosed mainly laid to lawn. garage with parking.

Directions

On leaving Sutton Bridge proceed over the swing bridge heading to Kings Lynn, take the immediate right turn after the bridge then first left onto Chalk Lane. Staying on Chalk take the next right and go to the end where the property can be found on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 9YF.

Council Tax

Band A - £1,435.41 – 2024/2025

EPC - D

Items shown in photographs are NOT included unless specifically mentioned within the property particulars. They may however be available through separate negotiation.

Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see the property.

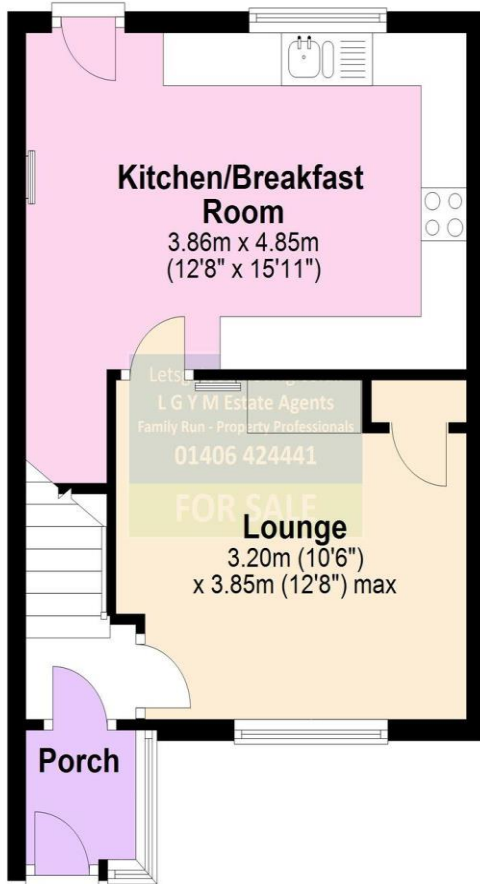
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

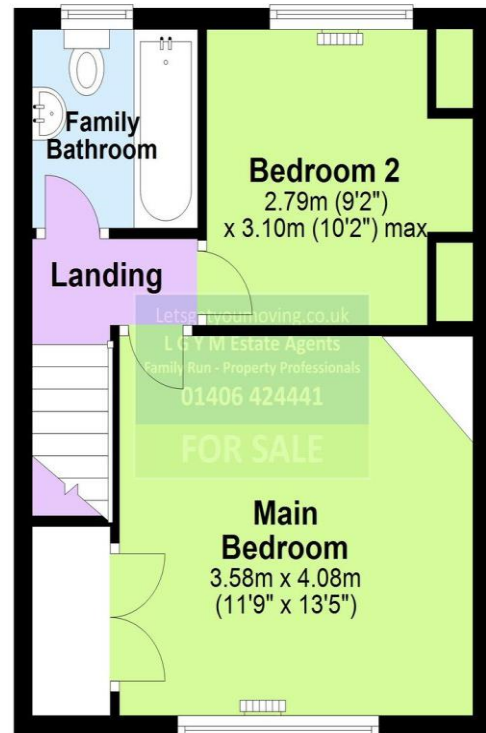
## Ground Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



## First Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



Total area: approx. 60.0 sq. metres (646.0 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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