

183 Elvington, King's Lynn Guide Price £179,950

BELTON DUFFEY









### 183 ELVINGTON, KING'S LYNN, NORFOLK, PE30 4UX

A 2 bedroom terraced property with gardens and parking, situated in a popular location, close to the Queen Elizabeth Hospital.

#### **DESCRIPTION**

A 2 bedroom terraced property with gardens and parking, situated in a popular location, close to the Queen Elizabeth Hospital.

The property is installed with gas central heating, double glazing and briefly comprises: entrance hall, sitting/dining room and kitchen to the ground floor.

On the first floor are 2 bedrooms and a bathroom.

Outside, the property benefits from a garden and parking for 1 vehicle.

#### **SITUATION**

Elvington is situated on the Springwood Estate, situated on the outskirts of King's Lynn with a regular bus service, close to the Queen Elizabeth Hospital. It is also conveniently placed for the various industrial estates, North Norfolk Coast and the Royal Estate of Sandringham.

#### **ENTRANCE HALL**

2.61m x 1.02m (8' 7" x 3' 4") Radiator, double glazed door to outside.

#### **KITCHEN**

2.47m x 2.59m (8' 1" x 8' 6") Worktops to 3 sides with stainless steel sink unit with chrome mixer tap, cupboards and drawers under, ceramic 4 ring hob with extractor over and oven under, matching wall cupboards, Worcester Greenstar 24i Junior gas central heating boiler.

#### SITTING ROOM/DINING ROOM

4.74m x 3.63m (15' 7" x 11' 11") Staircase to first floor landing, radiator, double glazed door to rear garden.

#### FIRST FLOOR LANDING

#### **BEDROOM 1**

3.84m x 3.03m max, narrowing to 2.59m (12' 7" x 9' 11" max, narrowing to 8' 6") Radiator, 2 double wardrobes with hanging rails, built-in cupboard.

#### BEDROOM 2

3.56m x 1.75m (11' 8" x 5' 9") Radiator.

#### **BATHROOM**

2.46m x 1.76m (8' 1" x 5' 9") Three piece coloured suite comprising panelled bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail, electric wall heater, built-in cupboard with shelving.









#### **OUTSIDE**

The property has a paved pathway leading to the front entrance door with a porch. The rear garden is mainly paved, being enclosed by fenced boundaries with a garden shed. There is gate from the garden leading to the car park which has designated parking for 1 vehicle.

#### **DIRECTIONS**

From King's Lynn town centre proceed out of town on Gaywood Road. At the Gaywood clock, bear right and continue along Gayton Road. At the mini-roundabout bear left, proceed to the next mini-roundabout and take the right-hand exit, signposted Elvington. Proceed towards the bottom of Elvington, taking the last left hand turning and the property will be seen ahead of you with a red front door.

#### OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band B

Gas central heating.

EPC - C

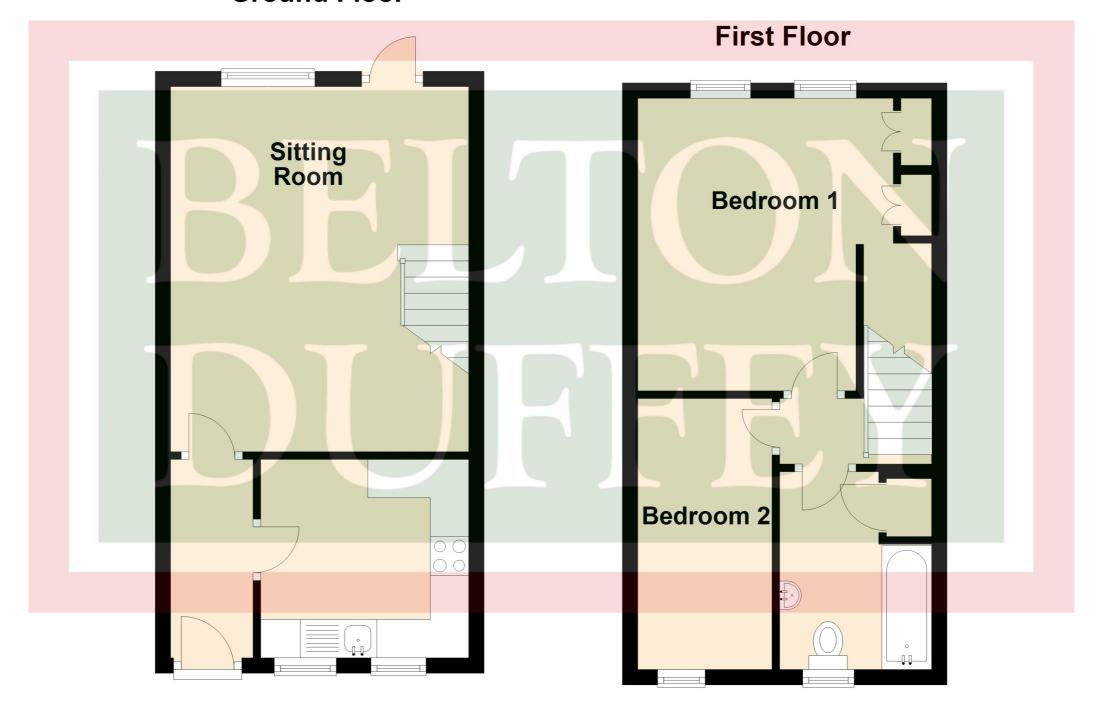
#### **TENURE**

This property is for sale Freehold.

#### **VIEWING**

Strictly by appointment with the agent.

# **Ground Floor**











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