



**20 Eastgate Street, King's Lynn**  
Guide Price £197,500

**BELTON  
DUFFEY**



## 20 Eastgate Street

King's Lynn,  
Norfolk, PE30 1QX



*A well presented and spacious 3 bedroom, 1 loft room, end-terrace house, situated in a popular and convenient location with attractive courtyard garden.*

### DESCRIPTION

This deceptively spacious property, benefits from gas central heating, UPVC double glazing and fitted window shutters, situated at the end of Eastgate Street in a 'tucked away' location yet a few minutes walk to the town centre.

The accommodation is presented with a large (approximately 25ft long) sitting room/dining room and a useful attic room.

The Agents recommend an early inspection of this property.

### GROUND FLOOR

Upon entering the property on the ground floor, you are welcomed into a spacious 25 ft long sitting/dining room with twin aspect windows providing ample natural light. This main reception room leads through to the kitchen/breakfast room, which is well appointed with room for a table and chairs. There is also a modern bathroom with bath having a mains shower over, and low level WC and a tiled floor.

### FIRST FLOOR

The first floor comprises three well-proportioned bedrooms, all benefitting from fitted window shutters, and a modern and stylish cloakroom.

### SECOND FLOOR

There is a very useful loft room including a radiator and lighting.

### OUTSIDE

Outside, there is a paved courtyard garden which is a great space for sitting out in the warmer weather, with gated side access.



***what3words: ///input.discrepancy.sweat***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **SITUATION**

Eastgate Street is a residential area with its regular bus service and is situated closeby to the doctor's surgery, local shops, library, supermarket and primary and secondary schools. It is within walking distance of the town centre, which has undergone extensive improvements within the last few years. King's Lynn has an historic port on the Great River Ouse and an internationally renowned medieval centre. There is also good access to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

## **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity. gas fired central heating to radiators. EPC Rating Band C.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band A.

## **TENURE**

This property is for sale Freehold.

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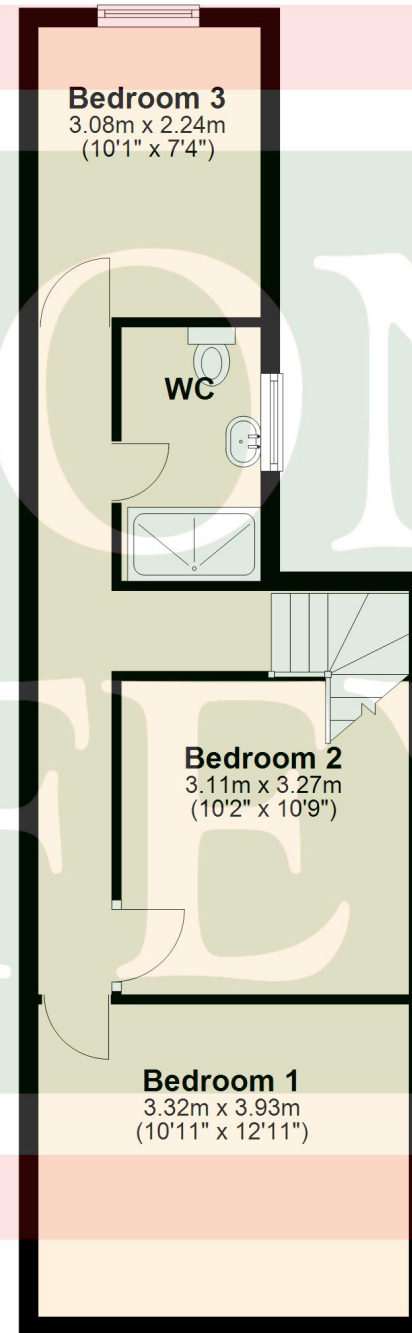
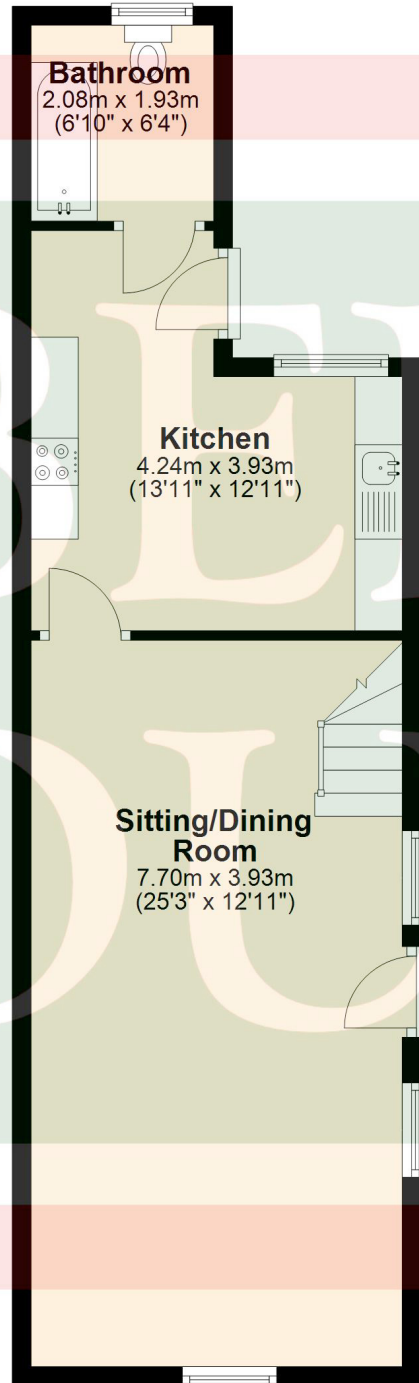








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**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.







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