



NEWSON & BUCK
ESTATE AGENTS



1 Ferry Lane, King's Lynn, Norfolk PE30 1HN

£249,995

Newson and Buck are delighted to bring to the market this beautiful two bedroom townhouse in the heart of historic King's Lynn, situated on a quiet Lane in the historic quarter of the town centre the property that has undergone major transformation by the current owners in 2021 all while maintaining the character features yet blending in a modern feel in keeping with the times. Currently used as a very successful holiday let, the home would still be suitable for a bolthole or for someone looking to live the town life. As you walk through the front door you are greeted by a wonderful open plan space with lounge and kitchen suitable for entertaining or getting cosy in the evening. Upstairs the dwelling provides two double bedrooms as-well as a shower room. The property further benefits from a courtyard and outhouse perfect for those summer evening with friends. A stones throw away from the ferry and a short walk into the town centre. Further facilities can be found within walking distance including a main line rail link into Cambridge and London King's Cross. Viewing this highly property is highly recommended!!



01553 775151



Entrance Porch

3' 0" x 3' 0" (0.91m x 0.91m) Main entrance door, carpeted., door leading to.

Lounge

13' 05" x 12' 00" (4.09m x 3.66m) Wooden flooring, panelled walls, radiator, window to front aspect with fitted shutters, storage unit, built in TV unit

Kitchen

13' 05" x 12' 06" (4.09m x 3.81m) Tiled herringbone flooring, radiator, range of base and wall cabinets, wooden worktops, Gas Range Cooker, built in washing machine, double butler style sink, space for fridge/freezer, pendant lighting, panelled walls, window to rear aspect

Bedroom 1

14' 05" x 7' 10" (4.39m x 2.39m) Carpeted, Window to rear aspect with fitted shutters

Bedroom 2

13' 02" x 8' 10" (4.01m x 2.69m) Carpeted, radiator, Velux window to front, window to rear aspect with fitted shutters.

Shower Room

6' 06" x 5' 02" (1.98m x 1.57m) Tiled flooring, shower cubicle with rain fall shower with separate hand shower attachment, low level flush w/c, window to front aspect , feature sink

External

Courtyard garden from lounge, patio area with outhouse with has seating, electrics and TV points.

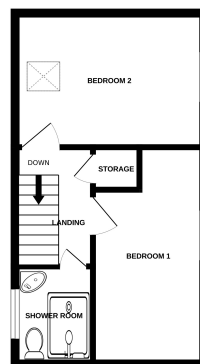
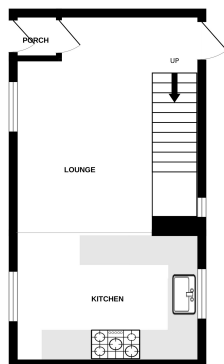
EPC - D

Council Tax - A



GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor area measurements, the floor area measurements are not intended to be used for any purpose other than as a guide. The actual floor area may vary slightly from the measurements shown. The actual floor area may vary slightly from the measurements shown. The actual floor area may vary slightly from the measurements shown.