



119 Columbia Way, King's Lynn
Guide Price £189,950

BELTON DUFFEY



119 COLUMBIA WAY, KING'S LYNN, NORFOLK, PE30 2LF

A 3 bedroom end terrace property being situated in a popular and convenient location with good sized corner plot.

DESCRIPTION

A 3 bedroom end terrace property being situated in a popular and convenient location with good sized corner plot.

The property was built in the 1960's and is installed with gas central heating and double glazing and briefly comprises entrance hall, kitchen, sitting room and dining room to the ground floor. On the first floor are 3 bedrooms and a bathroom.

Outside, the property occupies a good sized plot with potential to extend subject to planning permission.

SITUATION

Columbia Way is a residential area being close to the town centre with its regular bus service, local shops, sport centre, primary and secondary schools. There is good access to the Queen Elizabeth Hospital, as well as the various industrial estates. The railway station and town library are within walking distance.

ENTRANCE HALL

3.84m x 1.82m max (12' 7" x 6' 0" max) UPVC double glazed front entrance door with matching frosted side panel, radiator, understairs recess with meters and electric trip switches, stairs to first floor and wood effect floor.

SITTING ROOM

4.61m into bay x 3.84m max (15' 1" into bay x 12' 7" max) UPVC bay window to front, radiator and archway into

DINING ROOM

2.92m x 2.68m (9' 7" x 8' 10") Radiator and UPVC double doors leading out onto a rear patio.

KITCHEN

3.14m into window recess x 3.02m (10' 4" into window recess x 9' 11") Fitted worktops with 1.5 bowl composite sink unit with mixer tap, cupboards and drawers under, 4 ring gas hob with extractor over and locker above, tiled splashbacks, space for washing machine and fridge, matching wall cupboards, eye-level built-in double oven, window overlooking rear garden, wall mounted gas boiler, tile effect flooring and UPVC double glazed door to rear.

FIRST FLOOR LANDING

Loft access, heating and hot water controls.

BEDROOM 1

3.87m into window recess x 3.07m (12' 8" into window recess x 10' 1") Window to front, radiator and built-in wardrobe.

BEDROOM 2

3.92m max into door recess x 2.72m into window recess (12' 10" max into door recess x 8' 11" into window recess) Window to rear, radiator, built-in wardrobe and airing cupboard housing the hot water cylinder and immersion.



BEDROOM 3

2.72m into window recess x 2.68m (8' 11" into window recess x 8' 10") Window to front and radiator.

BATHROOM

2.33m x 1.90m into window recess (7' 8" x 6' 3" into window recess) Panelled bath with Mira electric shower over, low level WC, wash hand basin unit with cupboard and drawer under, 2 frosted windows to rear, radiator, tiled wall areas and wood effect flooring.

OUTSIDE

The front of the property is shingled for easy maintenance with pathway leading to the covered front entrance door, being enclosed by low picket fencing. To the side of the property is a gated access to the rear.

The rear garden is mainly laid to lawn with a paved patio and further paved areas, various flowers, trees and shrubs, garden shed and outside tap. The rear garden is enclosed by fenced and walled boundaries.

DIRECTIONS

From King's Lynn proceed out of town along John Kennedy Road passing the ARC carwash on the left hand side. Proceed along at the traffic lights and take the right hand turning into Loke Road, proceed to the end of Loke road at the mini roundabout, turn right into Columbia Way. Proceed along here and the property will be seen on the left hand side, designated by our 'For Sale' sign.

OTHER INFORMATION

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

Council Tax Band A.

Gas central heating.

EPC - E.

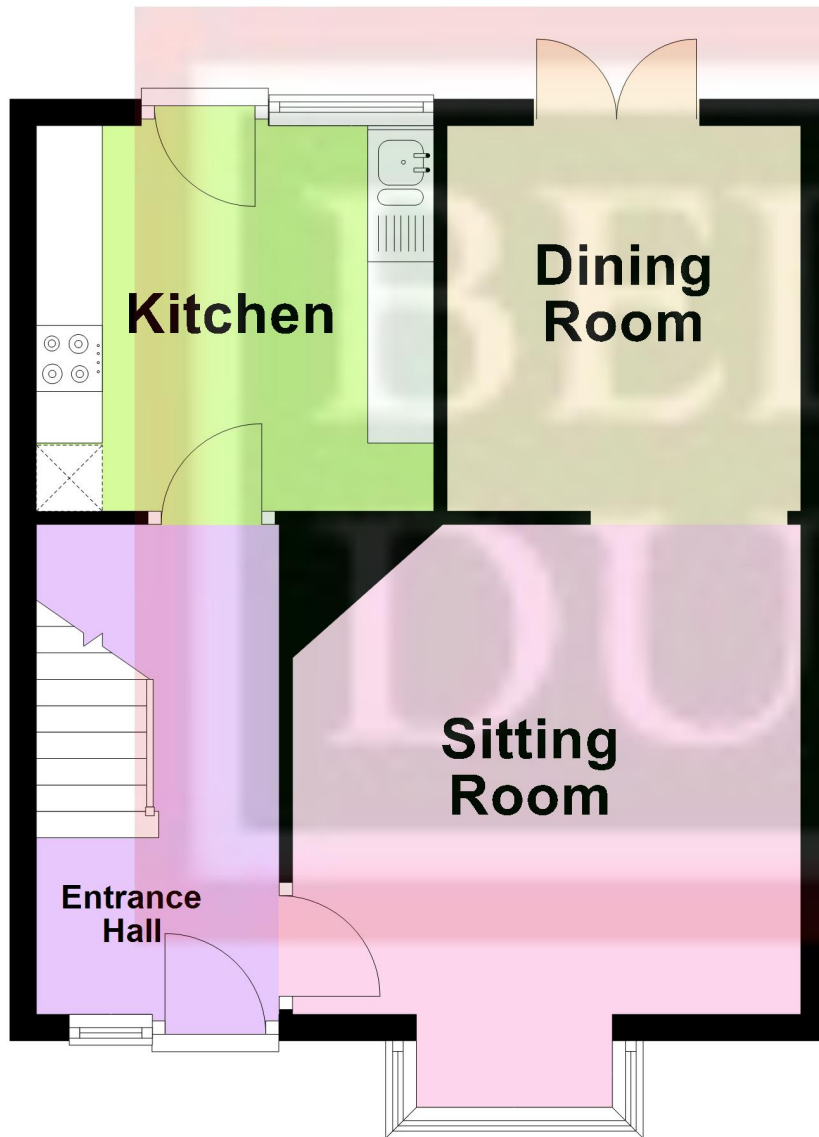
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor







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