



29 South Street, King's Lynn
Guide Price £189,950

BELTON DUFFEY



29 SOUTH STREET, KING'S LYNN, NORFOLK, PE30 5ER

A modern and well presented 2 bedroom town house with allocated parking space, in a conservation area, close to the railway station and within walking distance of town centre.

DESCRIPTION

A modern and well presented 2 bedroom town house situated in a conservation area, close to the railway station and within walking distance of town centre.

The property is installed with gas central heating and UPVC double glazing. The accommodation briefly comprises entrance hall, kitchen, sitting room and conservatory to the ground floor. On the first floor are 2 double bedrooms and a modern shower room.

Outside, the property has a rear courtyard with garden shed and an allocated parking space.

SITUATION

South Street is situated in a convenient location close to 'The Walks' park and the town centre, railway and bus station, local shops, etc.

ENTRANCE HALL

3.78m max x 1.78m max, narrowing to 0.89m (12' 5" max x 5' 10" max, narrowing to 2' 11") UPVC double glazed front entrance door, radiator, doors into kitchen and sitting room, cupboard housing the meter and electric trip switches, staircase to first floor landing and wood effect floor.

KITCHEN

3.76m into window recess x 1.81m (12' 4" into window recess x 5' 11") Fitted worktop with stainless steel sink and drainer, cupboards and drawers under, tiled splashbacks, window to front, wall mounted Worcester gas boiler, space for cooker and fridge and tiled floor.

SITTING ROOM

4.25m x 3.66m (13' 11" x 12' 0") Radiator, built-in understairs storage cupboard, UPVC double glazed door and frosted window into conservatory.

CONSERVATORY

2.27m x 2.14m (7' 5" x 7' 0") Brick construction with UPVC double glazed units with high level windows above and a polycarbonate roof, door to rear garden and wood effect flooring.

FIRST FLOOR LANDING

Loft access.

BEDROOM 1

3.03m to front of wardrobes x 2.99m into window recess (9' 11" to front of wardrobes x 9' 10" into window recess) Window to rear, radiator, full width range of fitted wardrobes and drawers.

BEDROOM 2

3.00m into window recess x 2.84m max (9' 10" into window recess x 9' 4" max) 2 windows to front, radiator, built-in wardrobe and a further built-in shelved cupboard with radiator.



MODERN SHOWER ROOM

Double size walk-in shower cubicle with mains shower, low level WC, pedestal wash hand basin, frosted window to side, fully tiled walls, radiator, glass display shelf and wood effect flooring.

OUTSIDE

The front of the property is accessed via a paved pathway with step up to the front entrance door.

To the rear of the property is a courtyard with garden shed and gated access leading to the allocated parking space.

DIRECTIONS

From the Agents' office, on foot, proceed right on to Blackfriars street and continue to the top of Blackfriars Street and at the traffic lights proceed straight over 2 pedestrian crossings at the traffic lights, heading towards The Walks. Continue through the gated access on to The Walks, proceed along into County Court Road and take the left hand turning into South Street, where the property will be seen a short way down on the left hand side.

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 - TBC.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.



AWAITING

FLOORPLAN





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