



1 Extons Place, King's Lynn
Guide Price £155,000

BELTON DUFFEY



1 EXTONS PLACE, KING'S LYNN, NORFOLK, PE30 5NP

A 2 bedroom, extended end of terrace house situated in a popular and convenient location with gardens.

DESCRIPTION

A 2 bedroom, extended end of terrace house situated in a popular and convenient location with gardens.

The property is installed with gas fired central heating, double glazing and briefly comprises sitting/dining room, with under stair storage cupboard, L-shaped kitchen and bathroom to the ground floor. On the first floor are 2 bedrooms, one having a period fireplace.

Outside the property has a small garden area to the front being screened by mature hedging with a pathway leading to the enclosed rear garden.

SITUATION

The property is ideally situated in the popular Chase Area of King's Lynn close to the "Walks park" which offers a full range of events during the year including the annual fireworks display.

It's a short walk through the park to the railway station which provides a direct service to Ely, Cambridge and London. The centre of King's Lynn is an historic port and market town dating back to the 12 century, situated on the Great River Ouse. The winding streets and alleyways of the old town remain intact but King's Lynn also boasts an extensive pedestrianised shopping area. All schools are nearby and the local "college" part of the Anglia Ruskin University is "just up the road". The cycle route through King's Lynn and up to the Royal Sandringham Estate starts on Tennyson Road.

SITTING ROOM/DINING ROOM

6.12m x 3.78m (20' 1" x 12' 5") Narrowing to 2.88m, UPVC double glazed door, 2 radiators.

UNDER STAIR STORAGE CUPBOARD

1.81m x 0.75m (5' 11" x 2' 6") With light.

L-SHAPED KITCHEN

3.7m x 3.57m (12' 2" x 11' 9") Maximum narrowing to 3.80m. L-shaped worktop with stainless steel sink unit with chrome mixer tap, four ring gas hob, oven under, maple effect cupboards and drawers under, matching wall cupboards, Vaillant gas central heating boiler, window overlooking rear garden, further worktop with space for appliances under, double cupboard under, radiator, UPVC double glazed door to outside.



GROUND FLOOR BATHROOM

2.31m x 1.64m (7' 7" x 5' 5") Panelled bath with shower screen, low level WC, pedestal wash hand basin, extractor, ceramic tiled floor.

FIRST FLOOR LANDING

0.73m x 0.75m (2' 5" x 2' 6")

BEDROOM 1

3.78m x 3.27m (12' 5" x 10' 9") Period fireplace, radiator.

BEDROOM 1

2.9m x 2.73m (9' 6" x 8' 11") Radiator, built in storage cupboard.

OUTSIDE

Outside the property has a mature hedge to the front boundary and a gated access leading to the front entrance door with a pathway continuing to the side of the property, giving access to the rear garden which is enclosed by fenced boundaries.

DIRECTIONS

From the Agents office proceed along London Road to the Southgates Roundabout, take the left exit into Vancouver Avenue continue along straight across the mini roundabout into Goodwins Road. At the crossroads turn right into Extons Road and continue down passing the railway line into Extons Place and the property will be seen on the left hand side.

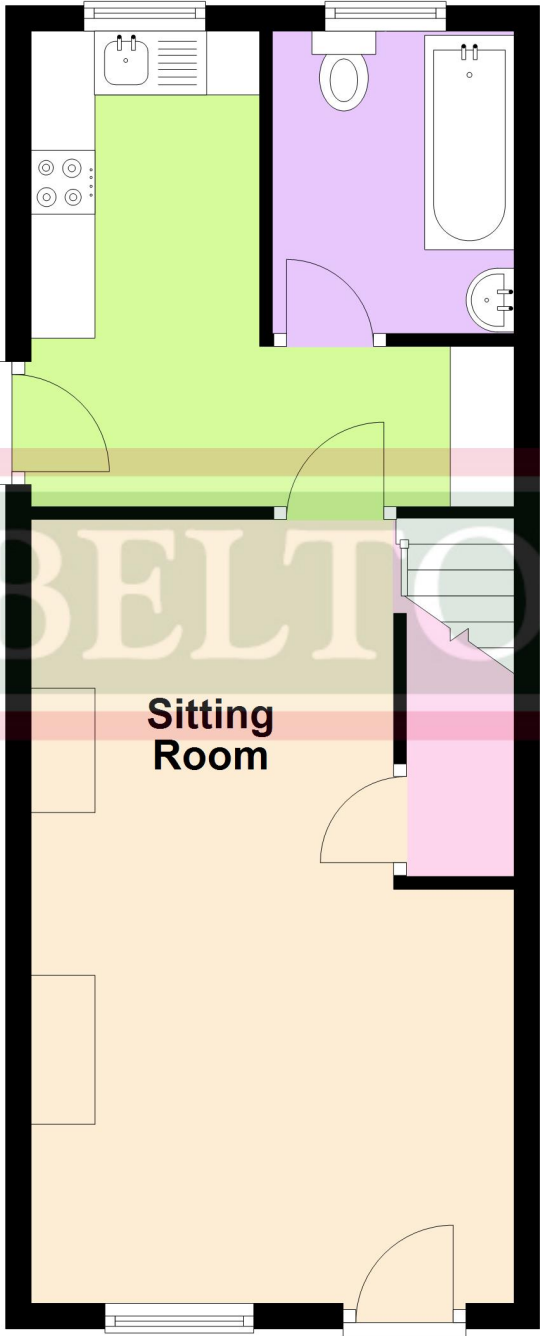
OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX. Council Tax Band currently A.

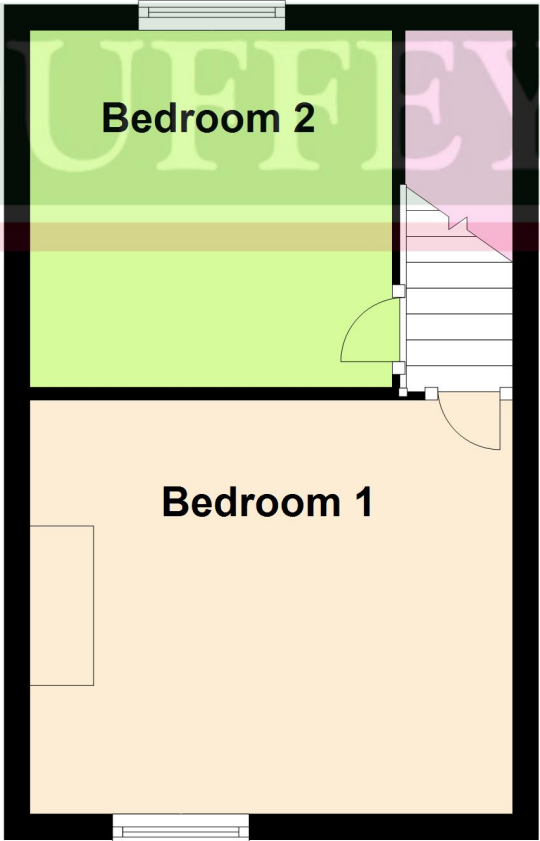
Gas Central Heating

EPC - C.

Ground Floor



First Floor



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TENURE

This property is for sale .

VIEWING

Strictly by appointment with the agent.





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