



20
ZONE



2c St Nicholas Street
King's Lynn
Norfolk
PE30 1LY

£230,000

A beautifully refurbished and thoughtfully modernised two-bedroom mid-terrace home, ideally situated close to the heart of the town centre on St Nicholas Street. This impressive property has been the subject of comprehensive improvement by the current owners and now offers stylish, contemporary accommodation arranged over two floors. The ground floor features a welcoming open plan sitting/dining/kitchen area with a bright and airy feel, fitted with a range of modern units, integrated appliances and ample space for entertaining. To the first floor are two well-proportioned double bedrooms, both tastefully decorated and enjoying plenty of natural light. The accommodation is complemented by a luxurious shower room finished to a high specification, comprising a generous walk-in shower, quality fittings and contemporary tiling. This turnkey home would make an excellent first-time purchase, investment opportunity or low-maintenance town base, and early viewing is highly recommended.

- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- TOWN CENTRE LOCATION
- OPEN PLAN KITCHEN/DINING/LIVING
- MODERN FINISHES THROUGHOUT
- POTENTIAL TO BE SOLD FULLY FURNISHED
- HOLIDAY LET POTENTIAL
- FIRST TIME BUY/INVESTMENT



Kitchen/Living/Dining Room

19' 01" max x 18' 02" max (5.82m x 5.54m) Entrance door, Limestone tiled flooring, stairs to first floor, storage cupboard, range of base cabinets, wooden worktops, ceramic sink with mixer tap over, space for fridge/freezer, space and plumbing for washing machine, oven with induction hob above, extractor, radiator, window to front and side aspect, stairs to first floor

Landing

Carpeted, doors leading to

Bedroom

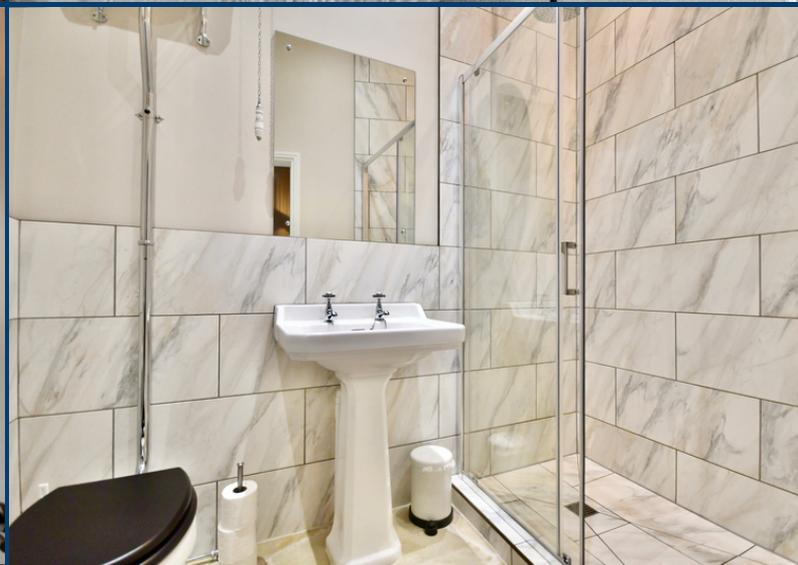
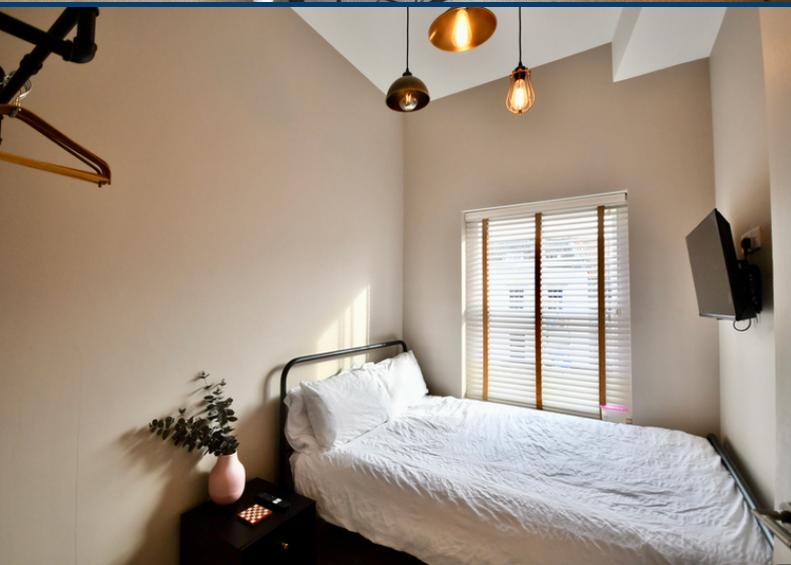
12' 05" x 12' 07" (3.78m x 3.84m) Carpeted, radiator, window to front and side aspect

Bedroom

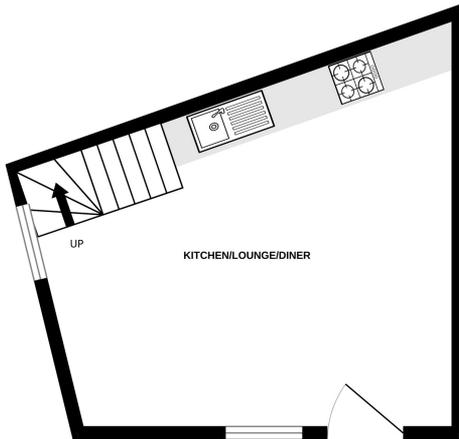
6' 08" x 9' 10" (2.03m x 3.00m) Carpeted, radiator, window to front aspect

Bathroom

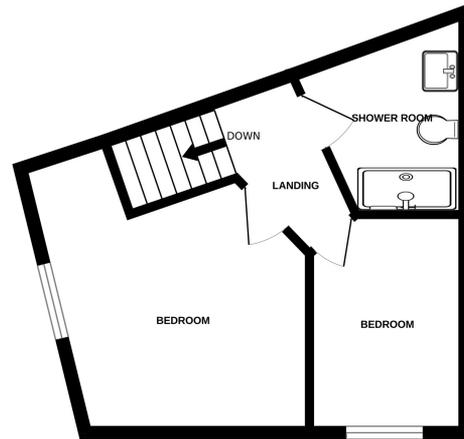
7' 05" x 8' 09" (2.26m x 2.67m) Porcelain tiled flooring with half surround, walk in shower enclosure with dual Rainfall shower heads, hand basin, towel radiator, high level flush w/c



GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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