



Barton House, King's Lynn
Guide Price £199,950

BELTON DUFFEY



BARTON HOUSE, 89 TENNYSON AVENUE, KING'S LYNN, NORFOLK, PE30 2QJ

A 3 bedroom period residence with many original features, gardens being close to town, the College and The Walks Park.

DESCRIPTION

A 3 bedroom period residence with many original features, gardens being close to town, the College and The Walks Park.

The property was built circa 1897 of solid brick walls under a tiled roof and is installed with gas central heating and double glazing. The property retains many original features including panelled internal pine doors, fireplaces, high ceilings, moulded ceilings, picture rails, plaster arches and ceiling roses.

The accommodation briefly comprises entrance hall, sitting/dining room and kitchen/dining room to the ground floor. On the first floor are 3 bedrooms and a bathroom.

Outside, there are gardens front and rear with potential for a vehicular access to the rear.

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 in walking distance 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 Avenue.

ENTRANCE HALL

8.04m x 1.46m max, narrowing to 0.85 (26' 5" x 4' 9" max, narrowing to 2' 9") Ceiling cornice, ceiling rose, plaster arch, staircase to first floor landing, radiator, part glazed door with period stained glass window over.

SITTING/DINING ROOM

8.55m x 3.34m, narrowing to 2.77m into dining area (28' 1" x 10' 11" narrowing to 9' 1") Period fireplace with tiled inset and quarry tiled hearth, ceiling cornice, picture rail, 2 ceiling roses and double glazed doors to outside.



KITCHEN/DINING ROOM

7.03m x 2.74m narrowing to 2.43m (23' 1" x 9' 0" narrowing to 8' 0") L-shaped worktops with stainless steel sink unit with chrome mixer tap, timber fronted cupboards and drawers under, 4 ring gas hob with extractor over and oven under, matching wall cupboards, Worcester Greenstar 28i Junior gas central heating boiler.

FIRST FLOOR FRONT LANDING

3.77m x 1.59m (12' 4" x 5' 3") Shelved storage cupboard.

REAR LANDING

2.18m x 0.80m (7' 2" x 2' 7")

BEDROOM 1

4.33m into chimney breast recess x 4.82m (14' 2" x 15' 10") Period fireplace with tiled hearth, picture rail, loft access and radiator.

BEDROOM 2

3.66m x 2.72m (12' 0" x 8' 11") Period fireplace and radiator.

BEDROOM 3

3.03m x 2.75m (9' 11" x 9' 0") Period fireplace and radiator.

BATHROOM

2.55m x 1.88m (8' 4" x 6' 2") Three piece suite comprising panelled bath with electric shower over, low level WC, pedestal wash hand basin and radiator.

OUTSIDE

The property has a wrought iron gate with pathway leading to the front entrance door.

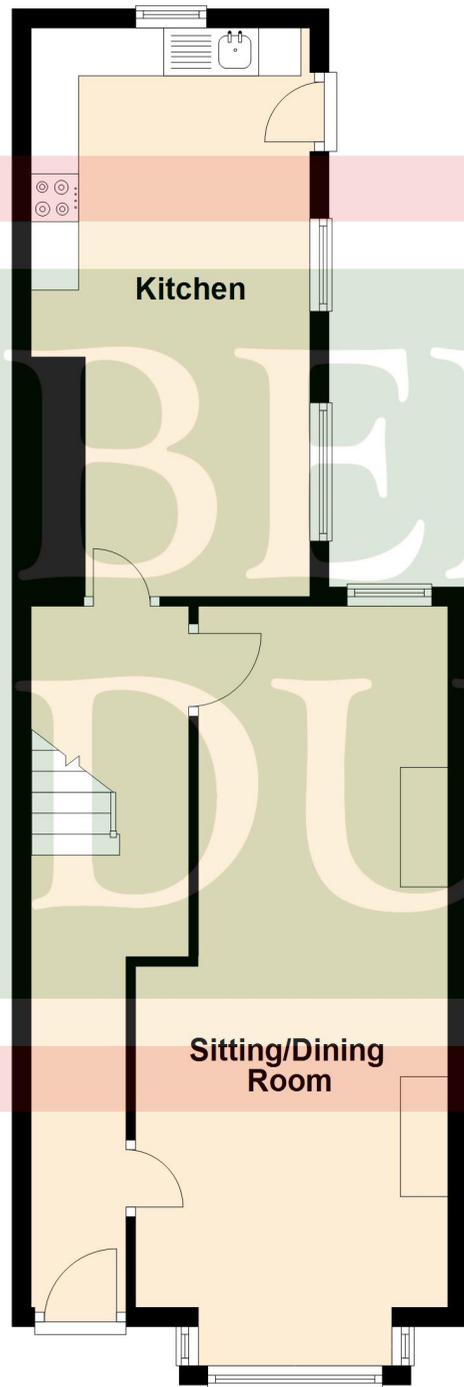
The front garden is shingled and enclosed by walled boundaries to the front and side.

The rear garden is laid to lawn with various shrubs and is enclosed by walled boundaries with a gated access to the rear. There is potential for vehicular access to the rear.

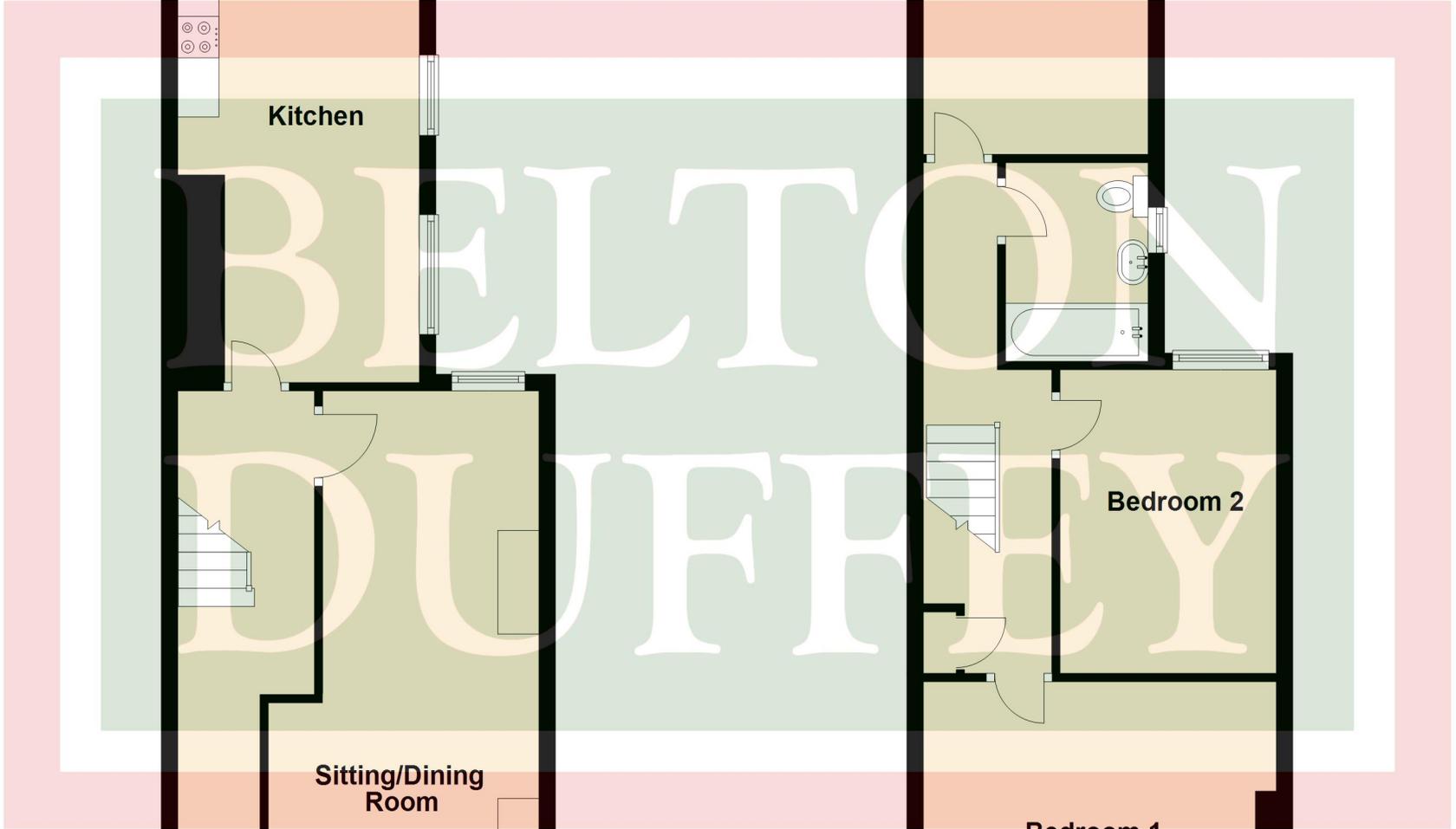
DIRECTIONS

From the Agents' offices proceed out of town on the one-way system and into Littleport Street. Continue along into Gaywood Road and at the traffic lights turn right into Tennyson Avenue, proceed along and the property will be seen on the left hand side.

Ground Floor



First Floor



OTHER INFORMATION

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

Gas central heating.

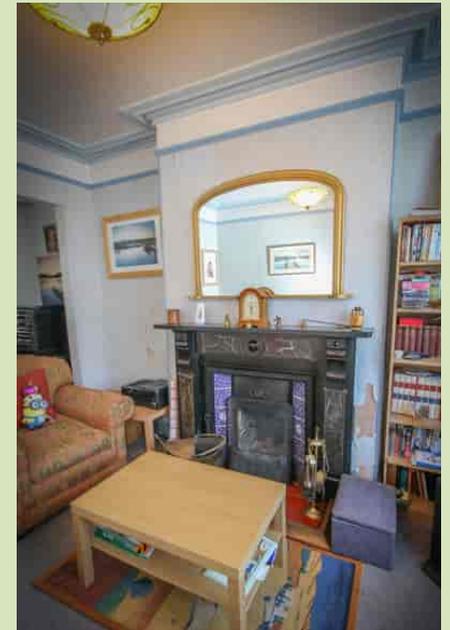
EPC - E.

TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.





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