



15 Graham Street, King's Lynn
Guide Price £154,995

BELTON DUFFEY



15 GRAHAM STREET, KING'S LYNN, NORFOLK, PE30 5PQ

A period 2/3 bedroom, terraced house with enclosed courtyard, being situated in the popular and convenient area known as 'The Chase'.

DESCRIPTION

A period 2/3 bedroom, terraced house with enclosed courtyard, being situated in the popular and convenient area known as 'The Chase'.

The property is installed with gas fired central heating, double glazing and briefly comprises: sitting room/dining room, kitchen and bathroom to the ground floor. On the first floor are 2/3 double bedrooms.

Outside, the property benefits from an enclosed courtyard to the rear with pedestrian gated access.

SITUATION

Graham Street is situated in a conservation area known as 'The Chase Area' which is a popular and convenient residential area, close to the town centre and 'The Walks' park.

King's Lynn is an historic medieval port dating back to the 12th century, situated on the River Great Ouse. The winding streets and alleys of the old town remain intact but King's Lynn also boasts an extensive pedestrianized shopping area, with a lively combination of national retailers, specialist shops and family businesses. The bustling markets are still held on the informatively named Tuesday and Saturday Market Places.

SITTING ROOM/DINING ROOM

6.20m x 3.34m max (20' 4" x 10' 11" max) UPVC front entrance door, UPVC window to front, electric trip switches, radiator, recessed shelves, electric fire in brick surround with wooden mantel and UPVC stable door to rear courtyard.

KITCHEN

2.21m x 2.12m into window recess (7' 3" x 6' 11" into window recess) Granite effect worktops with stainless steel sink unit and mixer tap, matching granite effect splashbacks, cupboard under, 4 ring induction hob with extractor over, space for washing machine, fridge and freezer, matching wall units, window to side, ceiling spotlights, tiled floor and door into the bathroom.

BATHROOM

2.22m into window recess x 1.74m max (7' 3" into window recess x 5' 9" max) Panelled bath with shower attachment, low level WC, pedestal wash hand basin, extractor, tiled walls, frosted window to side, heated chrome towel rail/radiator, mirror fronted cosmetics cupboard, ceiling spotlights and tiled floor.

FIRST FLOOR LANDING

Doors into bedroom 1 and 2.

BEDROOM 1

3.36m x 3.02m (11' 0" x 9' 11") Window to front, loft access and radiator.



BEDROOM 2

3.11m x 2.52m into recess (10' 2" x 8' 3" into recess) Radiator, window to rear, door with steps down into bedroom 3.

NURSERY BEDROOM

2.28m x 2.14m (7' 6" x 7' 0") Window to rear, gas boiler and radiator.

OUTSIDE

To the rear of the property is a courtyard with pedestrian gated access.

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 over the railway crossing into Tennyson Road, proceed along turning right into Extons Road. Continue along taking the second left handing turning into Graham Street, where the property will be seen a short way down 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 - A

Gas fired central heating

EPC - D.

TENURE

This property is for sale .

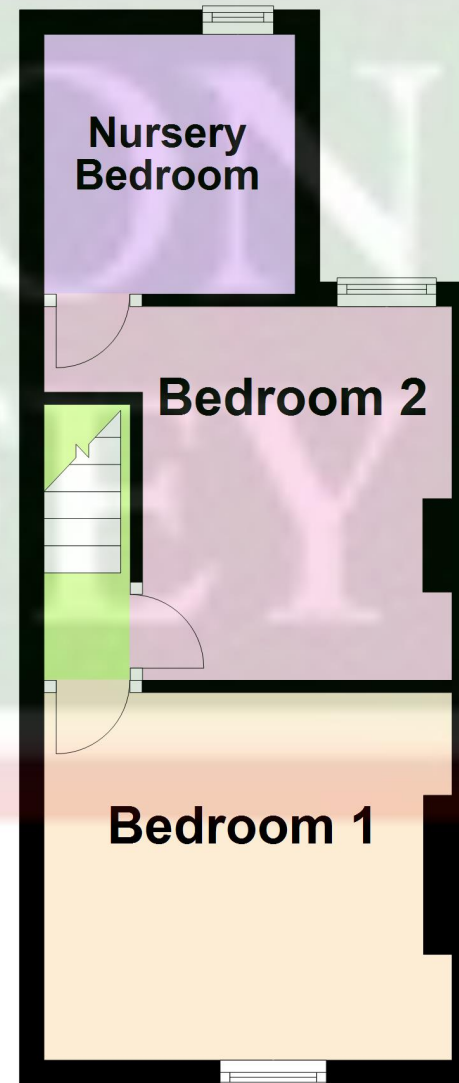
VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor







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