



**10 South Everard Street, King's Lynn**  
**Guide Price £179,950**

**BELTON DUFFEY**



# 10 SOUTH EVERARD STREET, KING'S LYNN, NORFOLK, PE30 5HJ

A refurbished 3 bedroom mid terraced property, situated in a convenient location.

## DESCRIPTION

A refurbished 3 bedroom mid terraced property, situated in a convenient location.

The property briefly comprises: entrance hallway with stairs to first floor, sitting room, dining room, kitchen with integrated appliances, rear lobby, utility area and cloakroom to the ground floor, to the first floor, there are three bedrooms and a bathroom. The property also benefits from a courtyard garden, brick storage shed, gas fired central heating and double glazing.

## SITUATION

The Friars area is a residential area being close to the town centre with its regular bus service, local shops, primary and secondary schools and there is good access to the Queen Elizabeth Hospital, and the various industrial estates. The railway station and town library are within walking distance of the property, as is "The Walks" park area.

## ENTRANCE HALL

UPVC front door, Wood effect laminate flooring, electricity meter, dado rail and cornicing, doors leading to sitting room and dining room, stairs to first floor.

## SITTING ROOM

3.50m x 3.33m (11' 6" x 10' 11") Wood effect laminate flooring, radiator, TV and telephone points, window to front with fitted blind, archway leading to:

## DINING ROOM

3.40m x 2.85m (11' 2" x 9' 4") Wood effect laminate flooring, radiator, feature original fireplace, window to rear, understairs storage.

## KITCHEN

3.01m x 2.24m (9' 11" x 7' 4") A range of fitted wall and base units with soft close drawers and doors, wood effect worktops over, tiled splashbacks, stainless steel sink and drainer with mixer tap, built in oven and hob, built in dishwasher and fridge/freezer, wood effect laminate flooring, window to side.

## REAR LOBBY

2.93m x .89m (9' 7" x 2' 11") Wood effect laminate flooring, UPVC door leading to courtyard garden.

## CLOAKROOM

1.76m x .80m (5' 9" x 2' 7") Wood effect laminate flooring, low level WC, pedestal wash hand basin, Ladder style radiator.



**UTILITY**

2.93m x 0.89m (9' 7" x 2' 11") Wood effect laminate flooring, window to side, wall mounted gas fired central heating boiler, fitted worktop, plumbing and space for automatic washing machine.

**FIRST FLOOR LANDING**

Loft access, large storage cupboard.

**BEDROOM 1**

4.28m x 2.58m (14' 1" x 8' 6") Radiator, window to front with fitted blind.

**BEDROOM 2**

2.76m x 2.39m (9' 1" x 7' 10") Window to rear with fitted blind, radiator.

**BATHROOM**

Three piece white bathroom suite, panelled bath with shower screen and shower mixer tap, pedestal wash hand basin, low level WC, ladder style radiator, extractor fan, bathroom cabinet and wood effect tiled floor.

**BEDROOM 3**

3.18m x 2.05m (10' 5" x 6' 9") Window to side, radiator.

**OUTSIDE**

To the rear of the property is an enclosed rear walled garden laid to patio with brick built storage shed and rear access gate.

**DIRECTIONS**

From the Agents office proceed along London Road turning right into Valingers Road, then turn left at the Crossways Public House into South Everard Street where the property will be found, half way down, on the left hand side.

**OTHER INFORMATION**

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX.

Council Tax Band B.

Gas fired central heating.

EPC D.



AWAITING

FLOORPLAN

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.



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