



17 Alice Fisher Crescent, King's Lynn
Guide Price £169,950

BELTON DUFFEY



17 ALICE FISHER CRESCENT, KING'S LYNN, NORFOLK, PE30 2PD

A 3 bedroom end terrace house situated in a convenient location with parking and gardens.

DESCRIPTION

A 3 bedroom end terrace house situated in a convenient location with parking and gardens.

The property was built in the 1950's and is installed with gas central heating and double glazing. The accommodation, which requires refurbishment, briefly comprises: entrance hall, sitting room, and kitchen/dining room on the ground floor. On the first floor are 3 bedrooms and a bathroom.

Outside is car parking and gardens front and rear.

SITUATION

Alice Fisher Crescent is a residential area being close to the town centre with its regular bus service, local shops, primary and secondary schools. There is good access to the Queen Elizabeth Hospital, as well as the various industrial estates. The railway and bus stations are close by.

ENTRANCE HALL

2.94m x 1.82m (9' 8" x 6' 0") Staircase to first floor landing and radiator.

SITTING ROOM

3.83m x 3.87m max into chimney breast recess (12' 7" x 12' 8" max into chimney breast recess) Radiator.

KITCHEN/DINING ROOM

5.85m max x 2.94m min, extending to 3.87m into door recess (19' 2" x 9' 8" min, extending to 12' 8" into door recess) Sink unit with double cupboard under, worktop with cupboards and drawers under, space and plumbing for washing machine, 2 windows overlooking rear garden, radiator, door into side hall.

SIDE HALL

0.96m x 0.96m (3' 2" x 3' 2") UPVC double glazed door to outside.

UNDER STAIRS STORE

1.59m x 0.73m (5' 3" x 2' 5") Worcester Greenstar Ri gas central heating boiler.

FIRST FLOOR LANDING

2.58m x 2.35m (8' 6" x 7' 9") Radiator and airing cupboard with hot water cylinder.



BEDROOM 1

3.96m x 3.04m (13' 0" x 10' 0") Built-in storage cupboard and radiator.

BEDROOM 2

3.40m x 2.96m (11' 2" x 9' 9") Radiator.

BEDROOM 3

2.68m x 2.52m excluding stair bulkhead recess (8' 10" x 8' 3" excluding stair bulkhead recess) Radiator.

BATHROOM

2.34m x 1.76m (7' 8" x 5' 9") Cast iron bath, wash hand basin, low level WC, radiator and twin aspect windows.

OUTSIDE

The property benefits from a tarmac driveway providing off road car parking. The front garden is laid to lawn, being enclosed by mature hedged and fenced boundaries.

The rear garden has a concrete pathway leading to the external garden store and is laid to lawn, being enclosed by fenced boundaries.

DIRECTIONS

From the town centre proceed along Gaywood Road, turning left into Loke Road and then right at the mini roundabout into Columbia Way. Proceed to the bottom and turn left into Lady Jane Grey Road and first left into Alice Fisher Crescent. The property can be found on the left hand side.

OTHER INFORMATION

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

Gas central heating.

EPC - C.

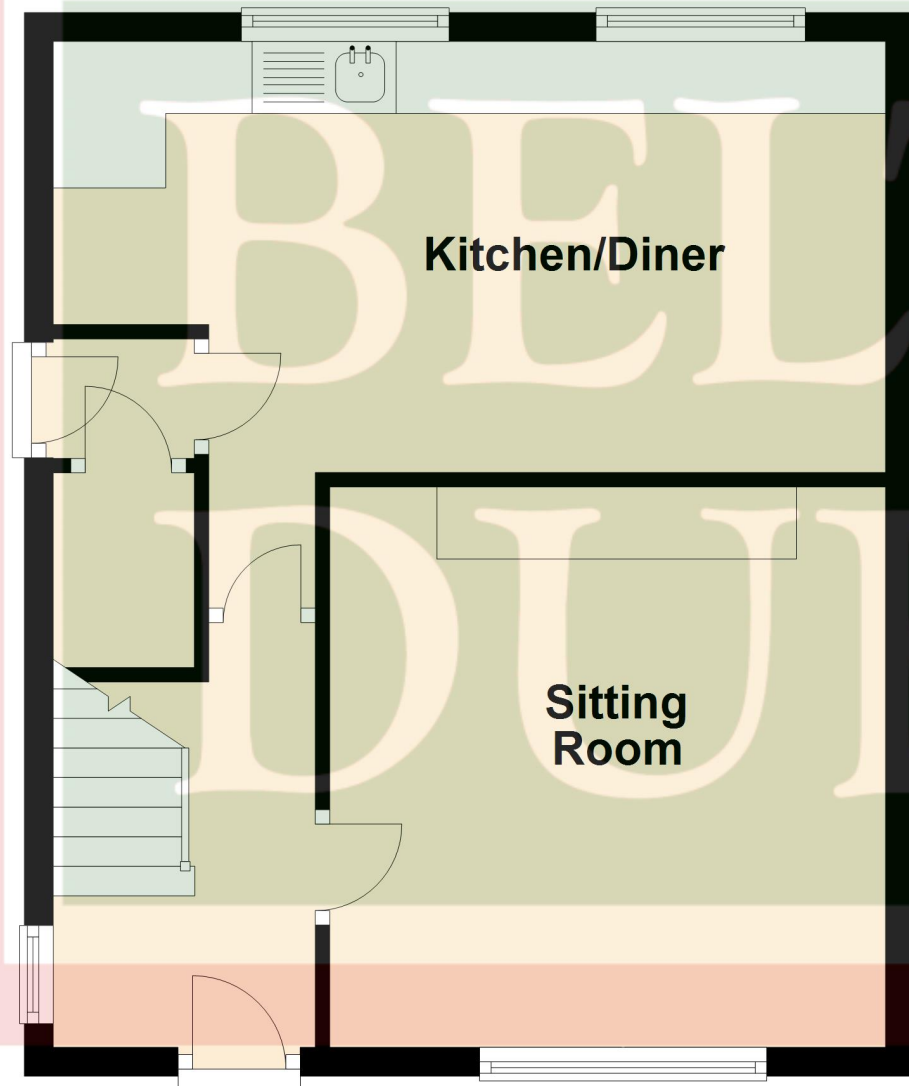
TENURE

This property is for sale Freehold.

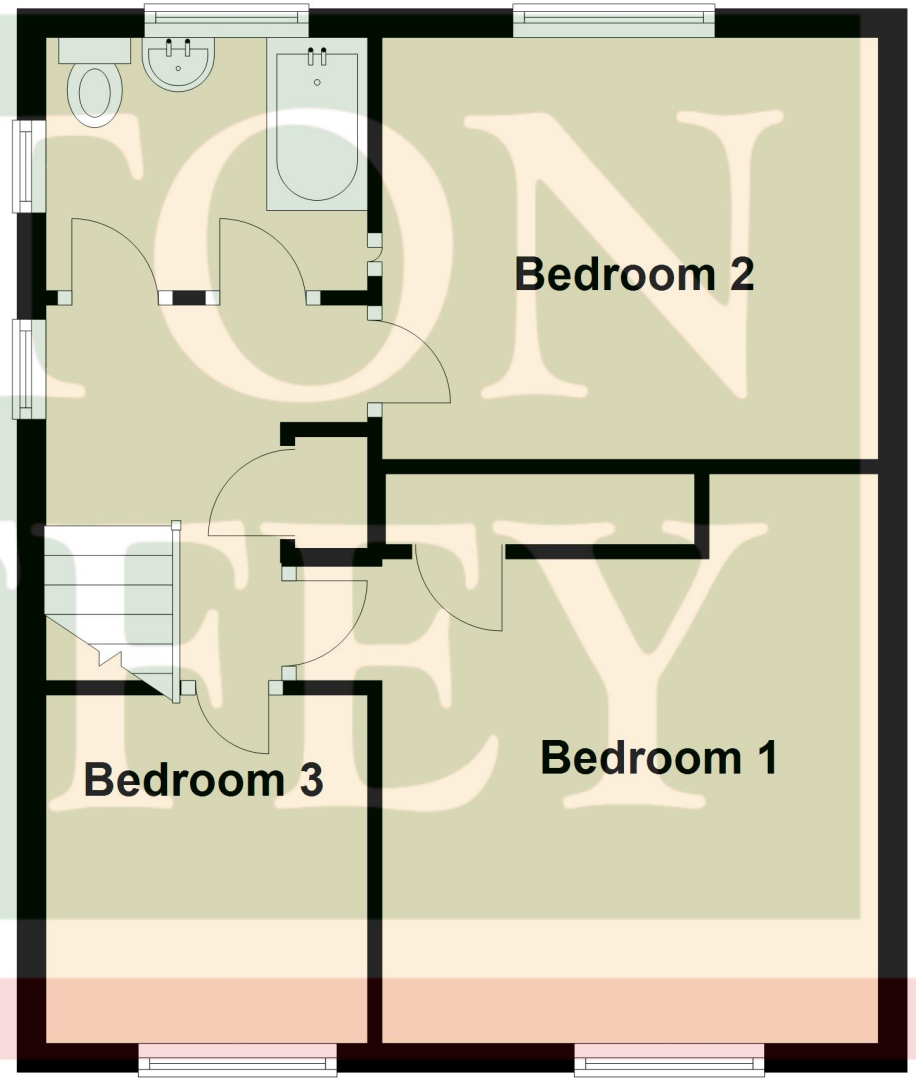
VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor







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