



**12 Wisbech Road, King's Lynn**  
**Offer Over £140,000**

**BELTON DUFFEY**



# 12 WISBECH ROAD, KING'S LYNN, NORFOLK, PE30 5JW

\*Investment opportunity \*Cash Investors Only \*A freehold period terraced house comprising TWO FLATS with front & rear garden areas  
\*Potential total rent £1,350pcm \*Approx. gross yield > 10% \*Recently decorated

## DESCRIPTION

A recently-decorated freehold period terraced house comprising TWO FLATS with front & rear garden areas, potential parking space in South Lynn.

Investment opportunity.

Large 1/2 bed flat £750pcm (tenanted) plus 1 bed flat £600pcm (vacant).

Potential total rent £1,350pcm. Approx. gross yield > 10%.

The property has solid brick walls under a slate tiled roof with double glazing & electric storage heating.

Large ground floor 1/2 bed flat: lounge, dining room, kitchen, lobby, shower room, bedroom, garden room. Patio. Potential parking space.

1st floor 1 bed flat: entrance hall, bedroom, bathroom, kitchen/diner.

## SITUATION

The property is in the South Lynn residential area convenient for the Hardwick estate with superstores & light industry employers.

Walk or bus to King's Lynn town centre.

Local primary schools, corner shops, post office & takeaways nearby.



## **GROUND FLAT**

Glazed entrance door into lounge with double-glazed bay window, storage heater, glazed doors to dining room with understairs storage cupboard, storage heater.

Through to galley kitchen, with double-glazed windows to side, comprising black worktops with stainless steel sink unit & mixer tap, beech effect wall & base units, electric 4-ring hob, built-in oven, space/plumbing for washing machine & fridge, instant electric water heater.

Small lobby with shower room off comprising shower cubicle with electric shower unit, low level WC, pedestal wash hand basin & wall-mounted down-flow heater.

Bedroom with double-glazed window to side & storage heater.

Leading to garden room with double-glazed sliding French doors & storage heater.

Fenced in patio & gravel area to rear. Potential parking space.

## **FIRST FLOOR FLAT**

Wooden front door into entrance hall. Stairs to bedroom with double-glazed window to rear, convector heater, cupboard housing hot water tank.

Bathroom comprising panelled bath with shower attachment, low level WC, pedestal wash hand basin, housing/plumbing for washing machine, wall-mounted down-flow heater. Kitchen with beech effect wall & base units, electric 4-ring hob, built-in oven, space for fridge, two double-glazed windows to front, storage heater, electric meter cupboard.

## **OUTSIDE**

Front - garden with shingle enclosed by railings.

Rear - fenced in patio & gravel area. Potential parking space.

## **DIRECTIONS**

From King's Lynn town centre: Travel south down London Road, take the 4th turning off the South Gates roundabout going west towards Wisbech Rd. The property is on the right just before the mini roundabout, opposite the Baptist Church.

## **OTHER INFORMATION**

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

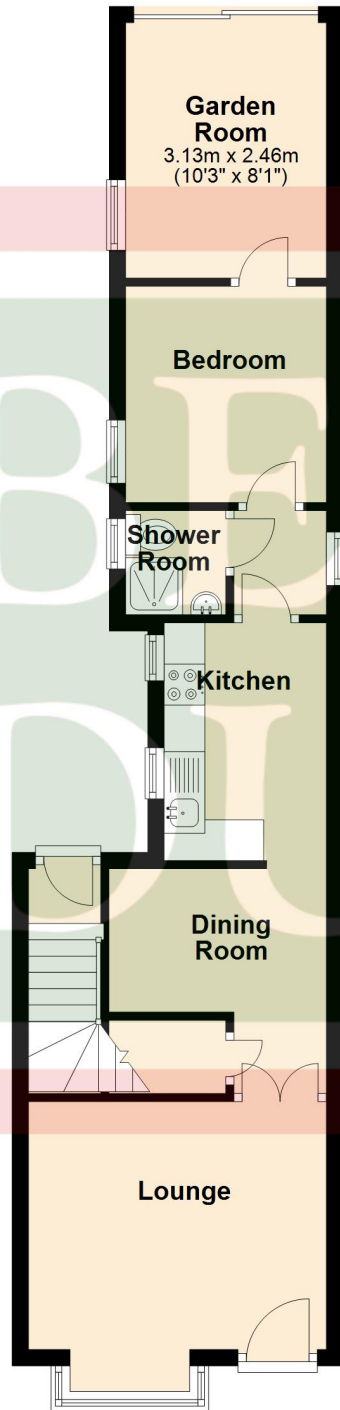
COUNCIL TAX BAND - A for both properties

EPC – Ground floor flat: D, 1st floor flat: D

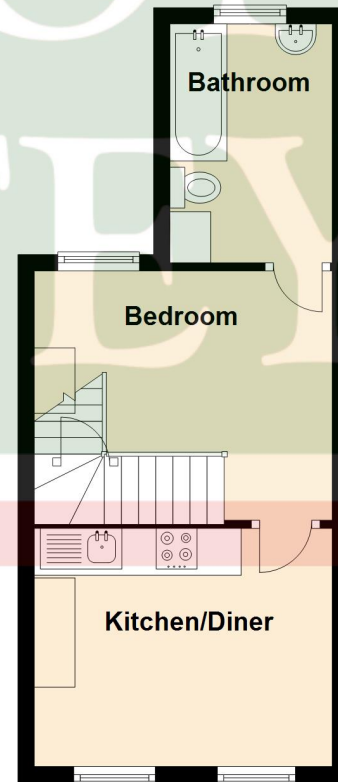
## **TENURE**

This property is for sale Freehold.

**Ground Floor**



**First Floor**



## VIEWING

Strictly by appointment with the agent.





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