



53 Friars Street, King's Lynn
Guide Price £139,950

BELTON DUFFEY



53 FRIARS STREET, KING'S LYNN, NORFOLK, PE30 5AP

A Victorian terrace house with 1 bedroom and additional loft room, situated in the popular Friars Conservation Area, being within walking distance of the town centre. NO CHAIN.

DESCRIPTION

A Victorian terrace house with 1 bedroom and additional loft room (This could be converted to a bedroom, subject to planning permission and building regulations), situated in the popular Friars Conservation Area, being within walking distance of the town centre.

The property is built of solid brick walls under a tiled roof and is installed with gas-fired radiator central heating and extensive double glazing. The accommodation briefly comprises sitting room and kitchen/diner to the ground floor. On the first floor is 1 bedroom and a bathroom. On the second floor is a loft room. Outside, the property has an enclosed courtyard garden and useful workshop.

SITUATION

The property is situated in the popular Friars area of King's Lynn which is a residential area located off London Road, being close to the town centre. In the vicinity local shops, primary and secondary schools and a regular bus service. 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.

SITTING ROOM

4.48m max into window recess x 3.24m (14' 8" max x 10' 8") UPVC double glazed door with frosted glazed panel to outside, cupboard housing the electric trip switches, 2 feature ceiling beams, window to front, coal effect fire, radiator and step up to kitchen/dining room, oak veneered flooring, Stable style door to the dining area.

KITCHEN/DINING ROOM

5.74m x 2.72m max, narrowing to 1.85m (18' 10" x 8' 11" max, narrowing to 6' 1") Built-in cupboard with shelves and coat hooks, radiator, tiled floor, wood effect worktops with 1.5 bowl composite sink unit and mixer tap, cupboards and drawers under, space for cooker, corner display shelves, space for fridge/freezer, window to rear, Baxi Duo-tec combi boiler, UPVC double glazed door to rear and staircase to first floor landing.

FIRST FLOOR LANDING

Feature wall beams, smoke/heat alarm, door to staircase to second floor loft room, door to bathroom and to bedroom.

DOUBLE BEDROOM

3.68m x 3.38m into recess (12' 1" into recess x 11' 1") Window to front, radiator, storage cupboard with shelves, coat hooks and small radiator.

BATHROOM

1.96m x 1.90m (6' 5" x 6' 3") 3 piece suite comprising low level WC, wash hand basin in vanity unit and panelled bath with Gainsborough electric shower over, frosted window to rear and radiator.

SECOND FLOOR LOFT ROOM

3.96m x 3.39m into recess (13' 0" x 11' 1" into recess) Window to rear, radiator, recessed area with hanging rail and access to a boarded eaves storage area.

N.B. This could be converted into a bedroom, subject to the necessary planning permission and building regulations).

OUTSIDE

The rear of the property is a covered decked area suitable for sitting out. The remainder of the garden is paved for easy maintenance with shrub borders.



WORKSHOP

3.56m x 2.93m (11' 8" x 9' 7") UPVC double glazed window to front, personal door, wooden shelving and workbench, power and light.

The rear garden is enclosed by walled and fenced boundaries with a pedestrian garage giving access over No.55A.

DIRECTIONS

Proceed out of town via London Road. Continue along turning right into Valingers Road passing ECS Computers. Proceed down Valingers Road to the end, bearing left into Friar Street. Continue along and the property will be seen 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.

EPC - D.

Gas central heating.

TENURE

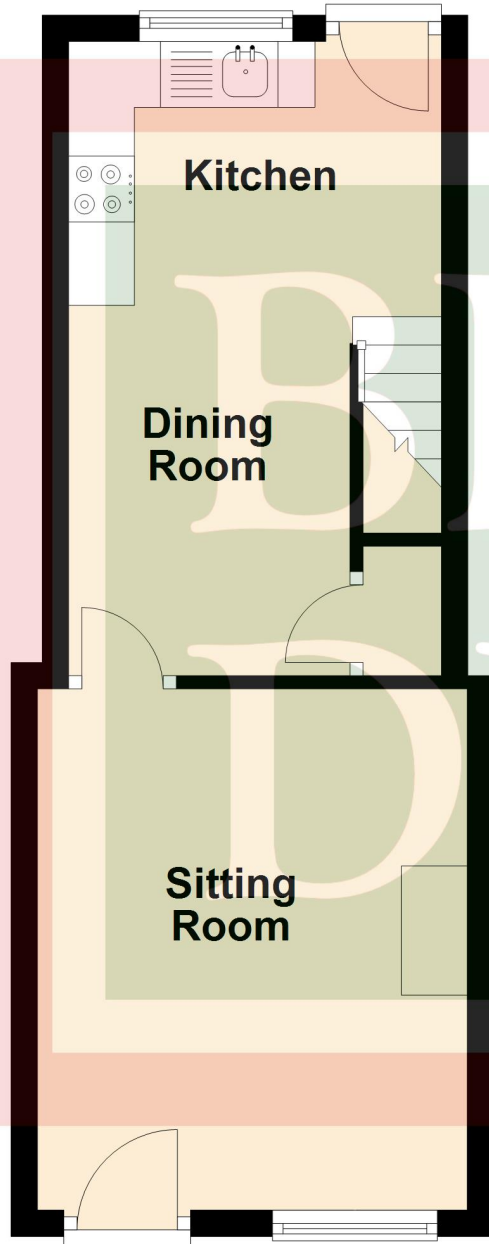
This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

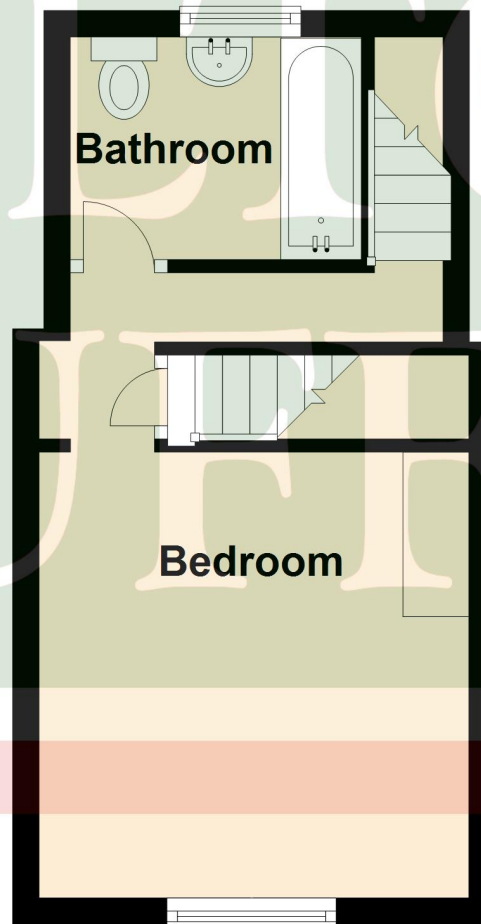
Ground Floor

Approx. 26.8 sq. metres (288.8 sq. feet)



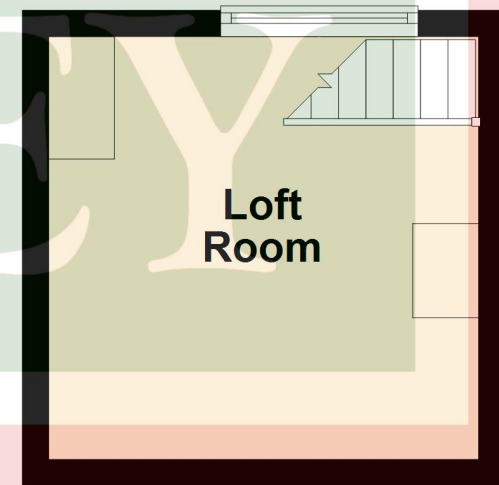
First Floor

Approx. 20.3 sq. metres (218.4 sq. feet)



Second Floor

Approx. 10.5 sq. metres (112.8 sq. feet)



Total area: approx. 57.6 sq. metres (620.0 sq. feet)





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