



5 & 5A Railway Road, King's Lynn
Guide Price £230,000

BELTON DUFFEY



5 & 5A RAILWAY ROAD, KING'S LYNN, NORFOLK, PE30 1NE

* Investment Opportunity * A spacious freehold 5 bedroom HMO *Town centre location *Near bus & train stations * Fully occupied * Total rent £3,174.17 pcm

DESCRIPTION

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The property has gas central heating throughout and briefly comprises entrance hall and a good size kitchen to the ground floor. On the first floor are 2 bedrooms and a shower room. On the second floor are 2 further bedrooms and a bathroom.

To the rear of the property is 5a which is a self-contained 1 bedroom ground floor apartment with kitchen, shower room, sitting/dining room and good size double bedroom. Outside %a has a walled garden ideal for sitting/dining out.

SITUATION

The property is in King's Lynn town centre, close to the bus station & train station (direct commute to Cambridge & London).

Parking permits are available to purchase from the BCKLWN (Zone KR03 - Portland St & Waterloo St).

Convenient for town centre shopping precinct, amenities & "The Walks" park.

COMMUNAL ENTRANCE HALL

4.63m max into understairs recess x 1.85m (15' 2" max into understairs recess x 6' 1") Front entrance door, radiator, cupboard housing the electric trips switches, fire alarm panel, fire alarm, cupboard housing the gas meter and staircase to first floor.

COMMUNAL KITCHEN

4.41m into recess x 3.91m into window recess (14' 6" x 12' 10") Fitted worktops with 2 separate stainless steel sink units and mixer taps, tiled splashbacks, Bosch ring ring hob with stainless steel splashback, high gloss cream coloured cupboards and drawers under, Neff oven, space and plumbing for washing machine, space for under counter fridge, radiator, window to front with shutters and matching wall units. There is a central island with solid wood top and matching units under, tile effect flooring and fire alarm.

FIRST FLOOR LANDING

Fire alarm.

ROOM 1 - £715 PCM

4.20m x 3.86m (13' 9" x 12' 8") Sash window to front, 2 built-in cupboards, feature cast iron fireplace (not in use), fire alarm and 2 radiators.

ROOM 2 - £676 PCM

4.17m x 4.07m (13' 8" x 13' 4") Sash window, radiator, 2 built-in cupboards, fire alarm, sink in vanity unit with tiled splashback and cupboard under.



COMMUNAL SHOWER ROOM

Glazed shower cubicle with Triton Enrich electric shower, low level WC, wash hand basin, radiator, tiled wall areas, extractor, loft access and non-slip floor.

SECOND FLOOR LANDING

Fire alarm and loft access.

ROOM 3 - £704.17 PCM

4.19m x 3.82m (13' 9" x 12' 6") Sash window to front, radiator, 2 built-in cupboards, fireplace, pedestal wash hand basin with tiled splashback and fire alarm.

ROOM 4 - 617.50 PCM

3.80m x 2.23m (12' 6" x 7' 4") Window to rear, pedestal wash hand basin with tiled splashback, fireplace (not in use), radiator and fire alarm.

COMMUNAL BATHROOM

3.90m x 1.55m (12' 10" x 5' 1") Panelled bath with Triton Enrich electric shower over, pedestal wash hand basin, low level WC, radiator, frosted window, part tiled walls, extractor and tile effect flooring.

GROUND FLOOR SELF-CONTAINED APARTMENT (5A) - £680.33 PCM

SITTING ROOM/DINING ROOM

3.86m x 2.75m into window recess (12' 8" x 9' 0" into window recess) UPVC door to outside, window, cupboard housing washing machine and cupboard housing gas boiler, radiator, loft access, fire alarm.

KITCHEN

2.29m x 1.37m into window recess (7' 6" x 4' 6" into window recess) Fitted worktop with stainless steel sink unit and mixer tap, tiled splashbacks, window, cupboards under, oven with extractor over, matching wall cupboards, radiator, space for upright fridge freezer.

BEDROOM

4.55m max x 3.80m into window recess (14' 11" max x 12' 6" into window recess) Window, 2 radiators, tiled fireplace (not in use), 2 recessed alcoves.

OUTSIDE

Paved wall garden with gated access.

DIRECTIONS

From the Agent's offices on foot turn right out of the office into Blackfriars Street, turn left at the traffic lights into Railway Road. The property will be found approximately half way down on the left hand side.



AWAITING

FLOORPLAN

OTHER INFORMATION

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

All flats are Council Tax Band A

Railway Road - EPC - C

5A Railway Road EPC - D

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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