



37 George Street, King's Lynn
Guide Price £169,950

BELTON DUFFEY



37 GEORGE STREET, KING'S LYNN, NORFOLK, PE30 2AQ

A well presented, spacious 2/3 bedroom, 2 bathroom mid-terraced property, situated in a popular location, close to the town centre with garden and outbuilding

DESCRIPTION

A well presented, spacious 2/3 bedroom, 2 bathroom mid-terraced property, situated in a popular location, close to the town centre with garden and outbuilding

The accommodation briefly comprises sitting room/dining room, kitchen/breakfast room and bathroom to the ground floor. On the first floor are 2 bedrooms and an en-suite shower room. On the second floor is a loft room/office.

Outside is an enclosed lawned garden with a brick built outbuilding.

The property benefits from double glazing and gas central heating.

SITUATION

George Street 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 station and town library are within walking distance.

SITTING ROOM/DINING ROOM

7.38m x 3.46m (24' 3" x 11' 4") UPVC double glazed door to outside, open brick fireplace, 2 radiators, cupboard housing the consumer unit and cupboard housing the gas meter, laminate flooring.

L-SHAPED KITCHEN

3.37m x 3.85m max into breakfast bar area, narrowing to 2.06m (11' 1" x 12' 8" max, narrowing to 6' 9") Worktops to 3 sides with cupboards and drawers under, stainless steel sink unit with chrome mixer tap, space for cooker, tiled splashbacks, Worcester Greenstar 25si gas central heating boiler, matching wall cupboards, breakfast bar, heated chrome towel rail.

FAMILY BATHROOM

2.13m x 1.68m (7' 0" x 5' 6") Panelled bath with shower attachment, low level WC, wash hand basin with chrome heated towel rail, fully tiled walls, extractor.

FIRST FLOOR LANDING

3.44m x 1.07m (11' 3" x 3' 6") Mains smoke alarm, dog-legged staircase to first floor landing.



BEDROOM 1

3.43m x 2.91m (11' 3" x 9' 7") Radiator, under stairs storage area, window overlooking the rear garden and 'green area'.

LOBBY LEADING TO EN-SUITE.

0.95m x 0.83m (3' 1" x 2' 9") 2 built-in cupboards with hanging rails and shelves.

EN-SUITE

1.61m x 1.86m (5' 3" x 6' 1") Shower cubicle with mains shower, low level WC, pedestal wash hand basin with double cupboard under, fully tiled walls, extractor, heated chrome towel rail.

BEDROOM 2

3.01m x 2.55m max (9' 11" x 8' 4" max) Built-in cupboard with hanging rail and shelf over, further cupboard being shelved, radiator.

SMALL SECOND FLOOR LANDING

Step up to the loft room/study.

LOFT ROOM/STUDY

3.58m x 3.43m (11' 9" x 11' 3") Radiator, 2 eaves stores, smoke alarm, Velux roof light.

OUTSIDE

Gated access to a rear pedestrian pathway with gate leading to the rear garden with patio area, lawn, being enclosed by fenced boundaries with outbuilding.

BRICK OUTBUILDING

4.03m x 1.87m (13' 3" x 6' 2") Brick construction with a security door.

DIRECTIONS

From the King's Lynn office, head out of town on Railway Road, follow the road round on to John Kennedy Road, at the traffic lights stay in the right hand land and turn on to Loke Road. Take the third turning on the right into George Street where the property will be found a short way down on the left hand side.

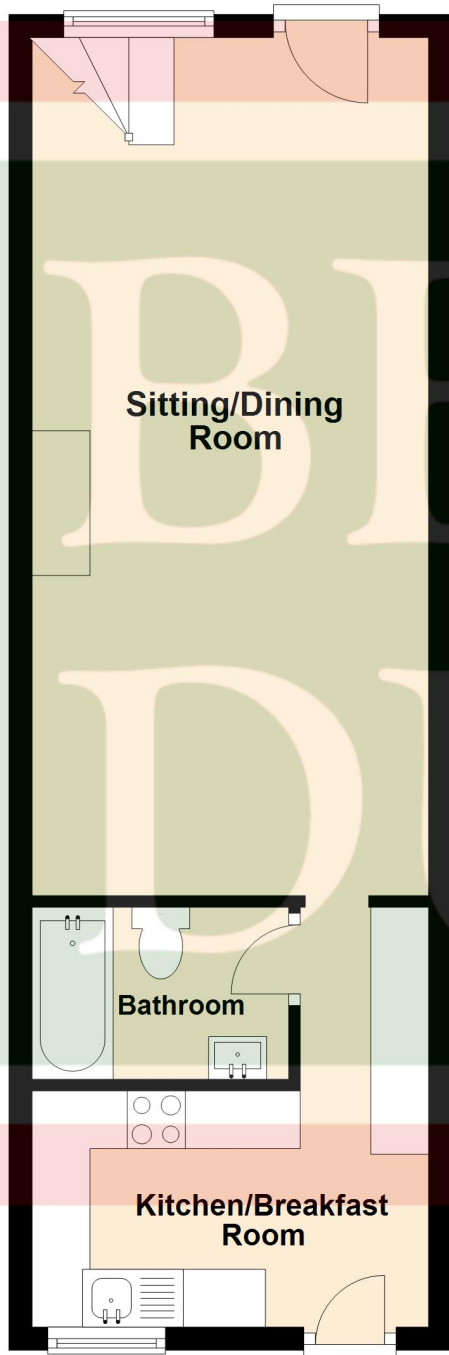
OTHER INFORMATION

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

Gas fired central heating.

EPC - C.

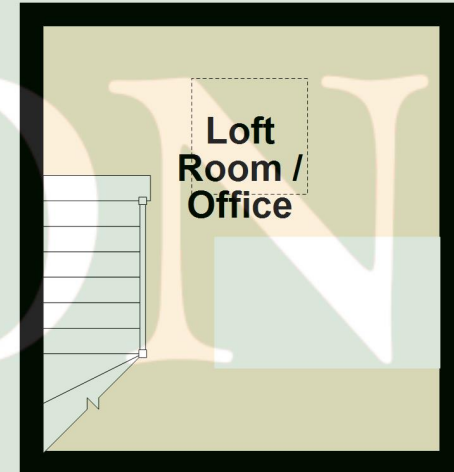
Ground Floor



First Floor



Second Floor



TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

