



183 Elvington, King's Lynn
Guide Price £179,950

BELTON DUFFEY



183 ELVINGTON, KING'S LYNN, NORFOLK, PE30 4UX

A 2 bedroom terraced property with gardens and parking, situated in a popular location, close to the Queen Elizabeth Hospital.

DESCRIPTION

A 2 bedroom terraced property with gardens and parking, situated in a popular location, close to the Queen Elizabeth Hospital.

The property is installed with gas central heating, double glazing and briefly comprises: entrance hall, sitting/dining room and kitchen to the ground floor.

On the first floor are 2 bedrooms and a bathroom.

Outside, the property benefits from a garden and parking for 1 vehicle.

SITUATION

Elvington is situated on the Springwood Estate, situated on the outskirts of King's Lynn with a regular bus service, close to the Queen Elizabeth Hospital. It is also conveniently placed for the various industrial estates, North Norfolk Coast and the Royal Estate of Sandringham.

ENTRANCE HALL

2.61m x 1.02m (8' 7" x 3' 4") Radiator, double glazed door to outside.

KITCHEN

2.47m x 2.59m (8' 1" x 8' 6") Worktops to 3 sides with stainless steel sink unit with chrome mixer tap, cupboards and drawers under, ceramic 4 ring hob with extractor over and oven under, matching wall cupboards, Worcester Greenstar 24i Junior gas central heating boiler.

SITTING ROOM/DINING ROOM

4.74m x 3.63m (15' 7" x 11' 11") Staircase to first floor landing, radiator, double glazed door to rear garden.

FIRST FLOOR LANDING

BEDROOM 1

3.84m x 3.03m max, narrowing to 2.59m (12' 7" x 9' 11" max, narrowing to 8' 6") Radiator, 2 double wardrobes with hanging rails, built-in cupboard.

BEDROOM 2

3.56m x 1.75m (11' 8" x 5' 9") Radiator.

BATHROOM

2.46m x 1.76m (8' 1" x 5' 9") Three piece coloured suite comprising panelled bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail, electric wall heater, built-in cupboard with shelving.



OUTSIDE

The property has a paved pathway leading to the front entrance door with a porch. . The rear garden is mainly paved, being enclosed by fenced boundaries with a garden shed. There is gate from the garden leading to the car park which has designated parking for 1 vehicle.

DIRECTIONS

From King's Lynn town centre proceed out of town on Gaywood Road. At the Gaywood clock, bear right and continue along Gayton Road. At the mini-roundabout bear left, proceed to the next mini-roundabout and take the right-hand exit, signposted Elvington. Proceed towards the bottom of Elvington, taking the last left hand turning and the property will be seen ahead of you with a red front door.

OTHER INFORMATION

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

Council Tax Band B

Gas central heating.

EPC - C

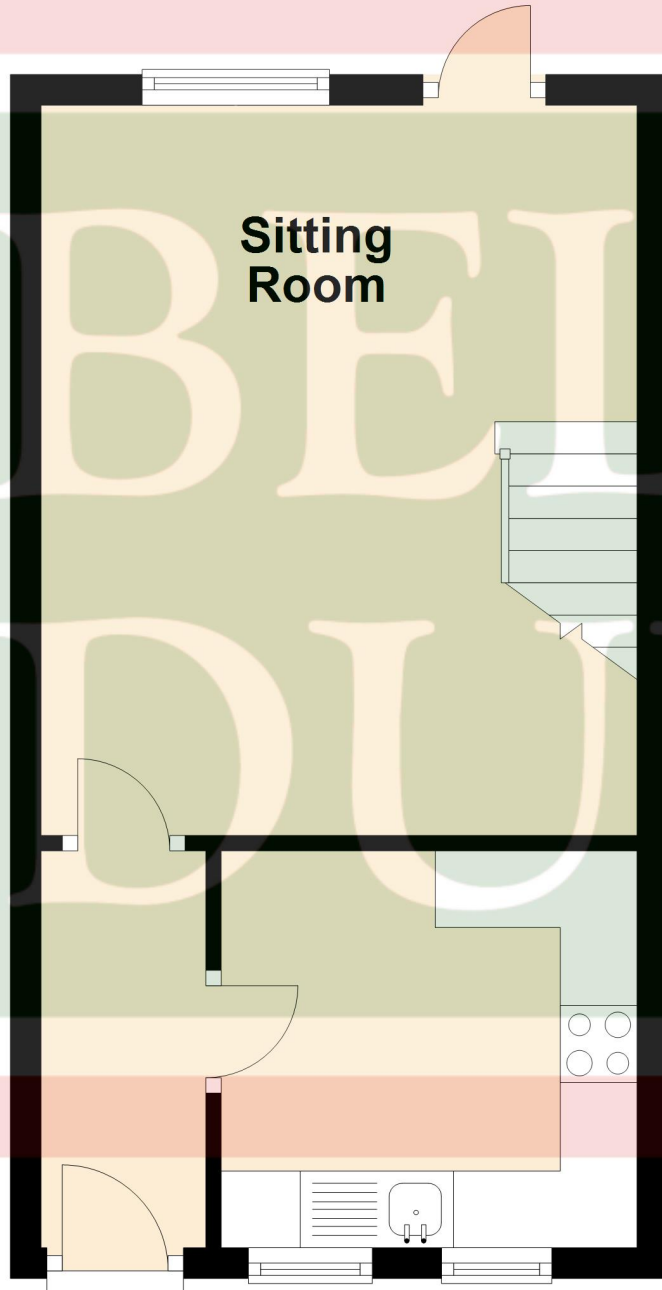
TENURE

This property is for sale Freehold.

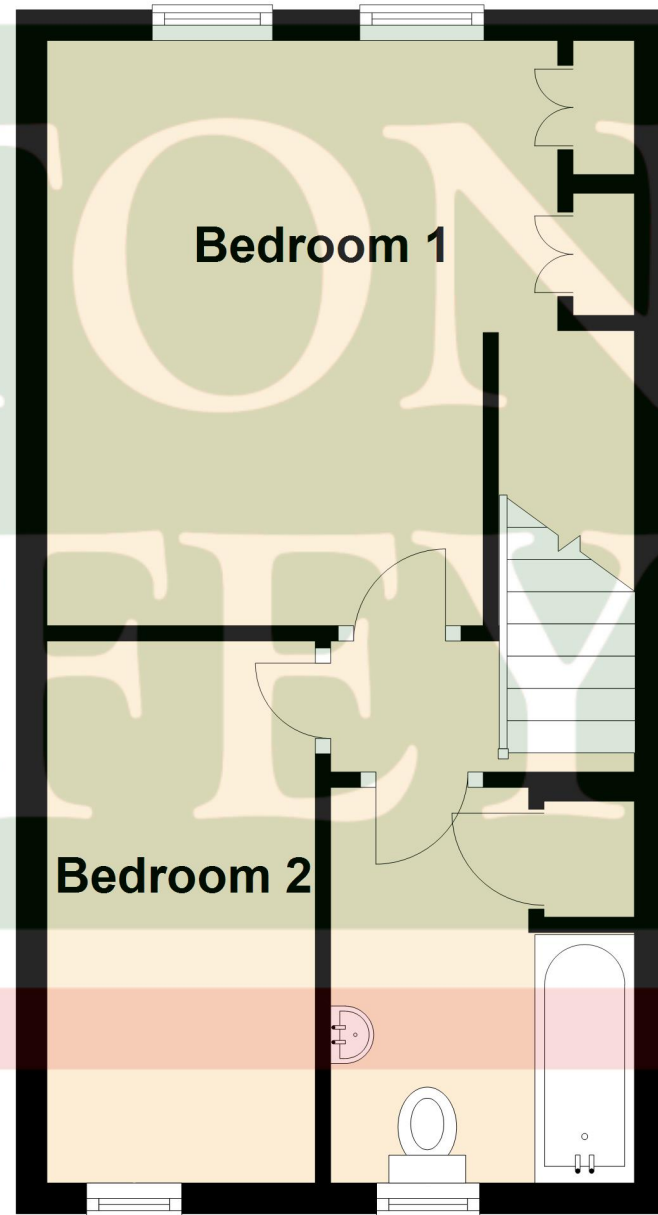
VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor







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

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