



48 Guanock Terrace, King's Lynn
Guide Price £185,000

BELTON DUFFEY



48 GUANOCK TERRACE, KING'S LYNN, NORFOLK, PE30 5QT

A renovated and converted two bedroom mid terrace cottage in the Chase area, convenient for the train & bus stations, The Walks park & town centre.

DESCRIPTION

A renovated and converted period two bedroom mid terrace cottage in the Chase area, convenient for train and bus stations, The Walks park & town centre.

The well presented accommodation briefly comprises kitchen, sitting/dining room and bathroom to the ground floor. On the first floor are 2 bedrooms.

Outside, the property has an enclosed courtyard garden.

SITUATION

The property is situated in a Conservation area within walking distance of the train & bus stations, "The Walks" park, local GP surgery, local shops, primary schools, library & town centre amenities.

KITCHEN

3.52m x 2.64m both max (11' 7" x 8' 8") Solid oak worktops with 1.5 bowl composite sink unit and chrome mixer tap, Shaker style cupboards and drawers under, tiled splashback, 4 ring electric hob with stainless steel extractor over and integrated electric oven under, integrated fridge/freezer and dishwasher, matching wall units, window to front, electric trip switches and tiled floor.

SITTING/DINING ROOM

5.74m x 4.41m both max (18' 10" x 14' 6") Full height double glazed windows to the front, 2 radiators, light grey oak effect laminate flooring, stairs to first floor landing, double glazed patio doors leading to the rear patio and door into the bathroom.

BATHROOM

3.56m x 2.64m (11' 8" x 8' 8") Panelled bath with mixer tap, wash hand basin set in a vanity unit with marble effect worktop and cupboard under, low level WC with concealed cistern, shower cubicle with mains shower having 'Rainfall' shower head, extractor, tiled wall areas, frosted double glazed window to side, touch operated mirror with back lighting, heated towel rail/radiator and wood effect laminate floor. Built-in airing cupboard housing the Worcester boiler (installed 2021).

LANDING

Recessed built-in solid oak desktop.

BEDROOM 1

4.27m x 3.05m (14' 0" x 10' 0") Velux windows to front and rear and radiator.

BEDROOM 2

3.38m x 3.22m both max (11' 1" x 10' 7") Double glazed window to front and radiator.

OUTSIDE

To the front of the property is a slate chipping area and path to the front entrance door. There is an outside lockable shed.

To the rear of the property is a courtyard which is paved for easy maintenance with a gated access to a shared pathway, being enclosed by fenced and walled boundaries.



DIRECTIONS

From King's Lynn town centre: Travel south down London Road, past the Police Station then library. Continue past ECS Computers on the right & parade of shops on the left. Just before the South Gates, turn left into Guanock Terrace. The property is approximately half way down 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

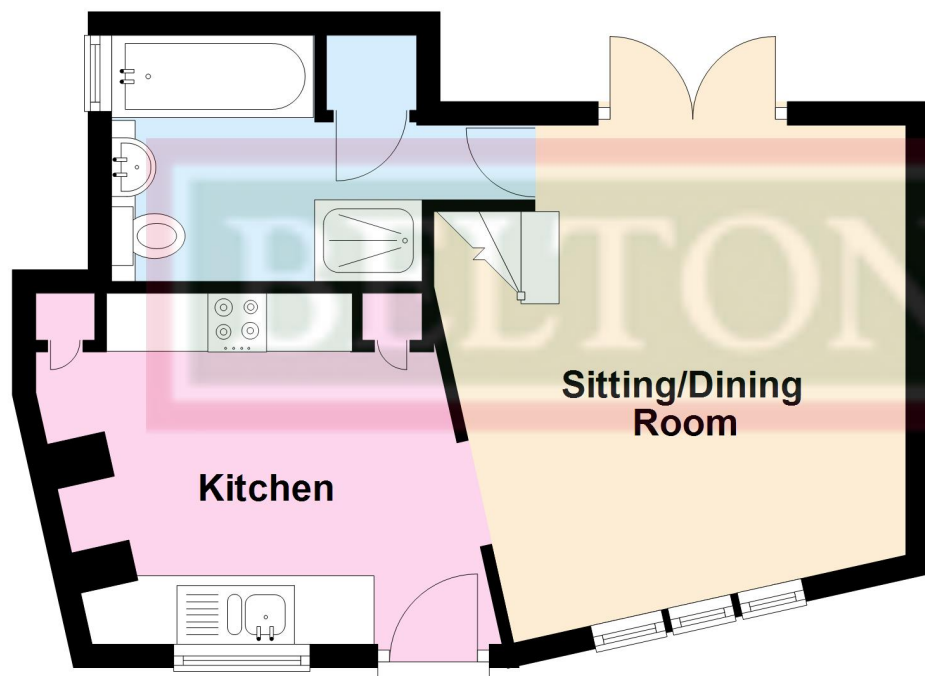
TENURE

This property is for sale Freehold.

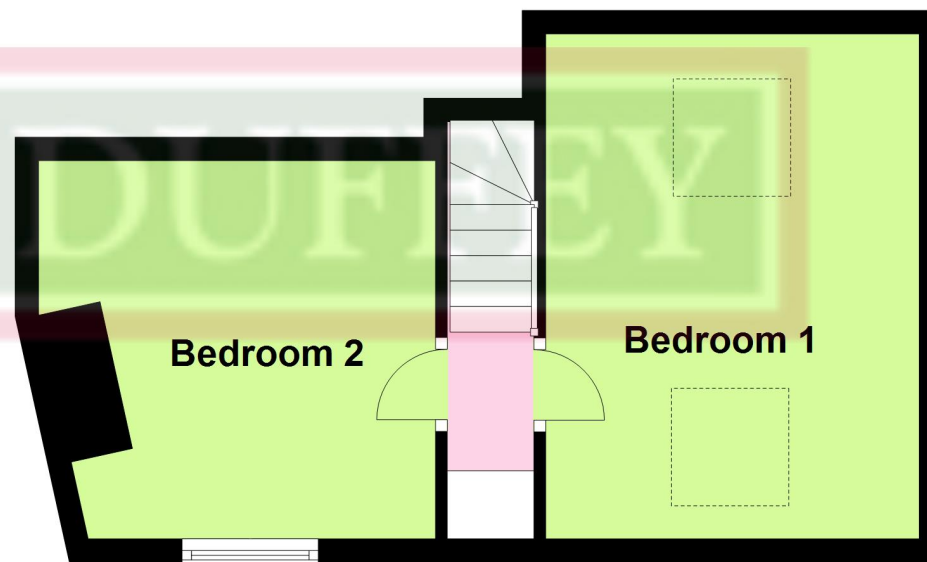
VIEWING

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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