



19 Gladstone Road, King's Lynn
Guide Price £147,500

BELTON DUFFEY



19 GLADSTONE ROAD, KING'S LYNN, NORFOLK, PE30 5AL

A recently refurbished 2 bedroom (2 bathroom) terraced period property, situated in the popular Friars Conservation Area, being within walking distance of the town centre. NO CHAIN.

DESCRIPTION

A recently refurbished 2 bedroom (2 bathroom) terraced period property, situated in the popular Friars Conservation Area, being within walking distance of the town centre. NO CHAIN.

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/dining room, kitchen, rear hall/utility area and bathroom on the ground floor. On the first floor are two bedrooms and a shower room.

Outside the property has an enclosed courtyard.

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/DINING ROOM

6.97m x 3.72m (22' 10" x 12' 2") 2 radiators, cupboard housing the electric trip switches.

KITCHEN

2.43m x 1.69m (8' 0" x 5' 7") Worktop with ceramic sink unit and chrome mixer tap with double cupboard under, further worktops with cupboards and drawers under, matching wall cupboard, radiator, single glazed window onto the garden room, extractor, opening into rear hall/utility area.

REAR HALL/UTILITY AREA

1.79m x 1.69m (5' 10" x 5' 7") Space and plumbing for automatic washing machine, Vaillant EcoFIT Pure, stable door to rear courtyard.

BATHROOM

2.38m x 1.67m (7' 10" x 5' 6") Panelled bath, pedestal basin, low level WC, frosted single glazed window, radiator, extractor.



FIRST FLOOR LANDING

Loft access.

BEDROOM 1

3.74m x 3.37m (12' 3" x 11' 1") Radiator.

BEDROOM 2

3.50m x 2.84m min into chimney breast recess (11' 6" x 9' 4" min) Period decorative cast iron fireplace, built-in storage cupboard with hanging rail, radiator, door into Shower Room.

SHOWER ROOM

2.44m x 1.81m (8' 0" x 5' 11") Shower cubicle with Mira Sport electric shower, wash hand basin, low level WC.

OUTSIDE

The property has a walled rear courtyard with pedestrian gate.

DIRECTIONS

Proceed out of town via London Road. Continue along turning right into Valingers Road passing ECS Computers. Proceed down Valingers Road bearing left into Friar Street. Continue along passing the school and take the next right hand turning into Gladstone Road where the property will be seen on the left, towards the end.

OTHER INFORMATION

Gas central heating.

EPC - D.

TENURE

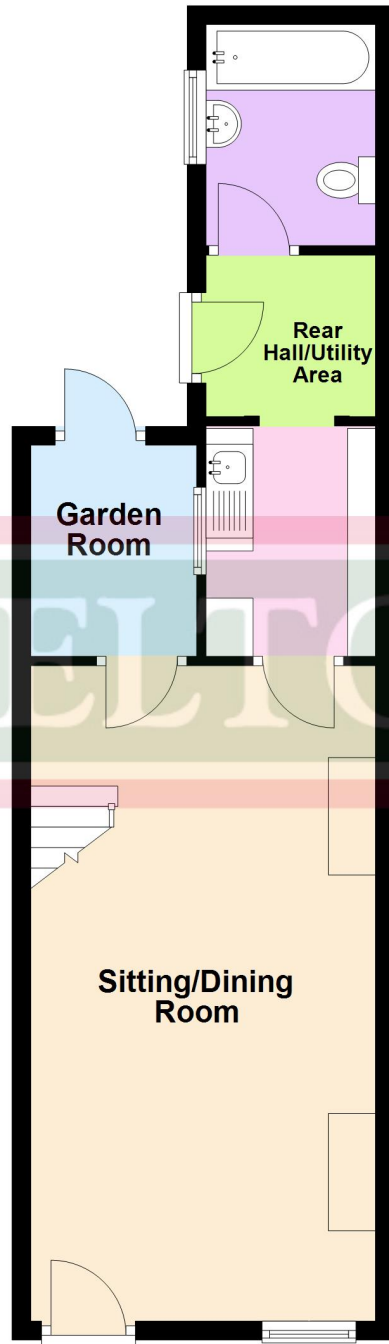
This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

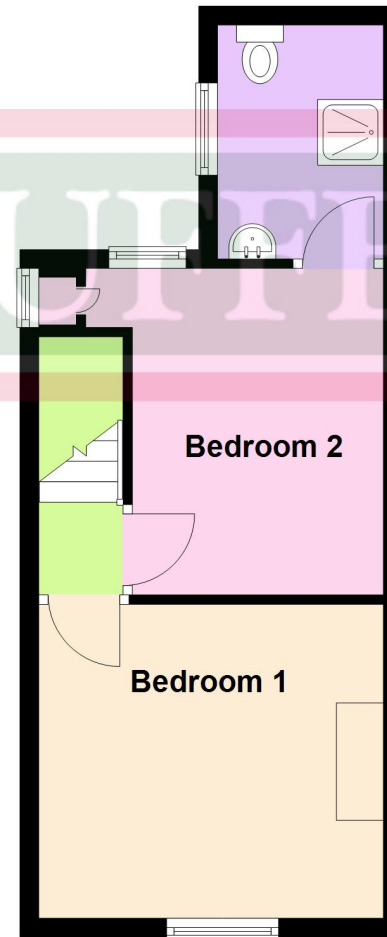
Ground Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.6 sq. feet)



Total area: approx. 66.7 sq. metres (717.8 sq. feet)





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