



**3 Lynwood Terrace, King's Lynn**  
**Offers in Excess of £115,000**

**BELTON DUFFEY**





# 3 LYNWOOD TERRACE, KING'S LYNN, NORFOLK, PE30 5HN

\*CASH BUYERS ONLY \*A 4 bedroom, mid-terrace property of non standard construction requiring refurbishment with garage, rear garden, being situated in a convenient location, close to the Town Centre. NO CHAIN.

## DESCRIPTION

\*CASH BUYERS ONLY \*A 4 bedroom, mid-terrace property of non standard construction with garage, rear garden, being situated in a convenient location, close to the Town Centre. NO CHAIN.

The property is of non standard, metal framed construction over 3 floors and is IN NEED OF REFURBISHMENT.

The accommodation briefly comprises entrance hall, cloakroom, bedroom 4/study on the ground floor, on the first floor is a sitting room and kitchen/breakfast room, on the second floor are 3 bedrooms and bathroom. Externally there is a single garage and courtyard garden to the rear.

Outside the property has a garage and a rear garden area which is enclosed by fence boundaries.

## SITUATION

The Friars area is a residential area being close to the town centre with its regular bus service, local shops, primary and secondary schools and 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.

## ENTRANCE HALL

8.12m x 1.75m Maximum excluding cloakroom (26' 8" x 5' 9")

## CLOAKROOM

1.89m x 0.83m (6' 2" x 2' 9") Low level WC, wash hand basin.

## COAT CUPBOARD

0.86m x 0.86m (2' 10" x 2' 10") Radiator,

## BEDROOM 4/STUDY

3.17m x 2.74m (10' 5" x 9' 0") Radiator.

## FIRST FLOOR LANDING

4.65m x 1.75m (15' 3" x 5' 9") Cupboard with gas central heating boiler, staircase to second floor.

## SITTING ROOM

4.56m x 3.20m (15' 0" x 10' 6") 2 Radiators.

## KITCHEN/BREAKFAST ROOM

4.64m x 2.73m (15' 3" x 8' 11") Work Tops, sink unit, cupboards, radiator.





## **SECOND FLOOR LANDING**

2.64m x 1.74m (8' 8" x 5' 9") Airing cupboard with insulated cylinder and immersion.

## **BEDROOM 1**

4.35m x 2.76m (14' 3" x 9' 1") Radiator.

## **BEDROOM 2**

3.37m x 1.76m (11' 1" x 5' 9") Radiator.

## **BEDROOM 3**

3.51m x 1.73m (11' 6" x 5' 8") Radiator.

## **BATHROOM**

2.72m max x 1.70m max (8' 11" x 5' 7") Low level W.C, wash hand basin, bath.

## **GARAGE**

Outside, there is a rear courtyard garden being enclosed by fenced boundaries.

## **DIRECTIONS**

From the Agents office proceed along London Road turning right into Valingers Road, then turn left at the Crossways Public House into South Everard Street where the property will be found, at the end on the right 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 - B.

EPC - E.

Gas central heating.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.



AWAITING

FLOORPLAN







## BELTON DUFFEY

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