



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.





information given.

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

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

BELTON DUFFEY



www.beltonduffey.com

