



146 Fred Ackland Drive, King's Lynn
Guide Price £134,950

BELTON DUFFEY



146 FRED ACKLAND DRIVE, KING'S LYNN, NORFOLK, PE30 4DL

* Ideal for First Time Buyers & Investors * A two bedroom first floor open plan apartment with parking and garage, within walking distance of the Hospital & approximately 2 miles from the Town Centre.

DESCRIPTION

A two bedroom first floor open plan apartment within walking distance of the Hospital and approximately 2 miles from the Town Centre.

The property is installed with gas central heating and double glazing. The accommodation briefly comprises: Open-plan living/kitchen, two bedrooms and bathroom.

Outside, the property has parking and a garage.

SITUATION

Kings Reach is a popular residential area with its regular bus service and is situated to closeby Gaywood with its doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

ENTRANCE HALL

Door to outside, radiator, electric trip switches and straight flight staircase to first floor landing.

L-SHAPED FIRST FLOOR LADING

Cupboard housing the Ideal Logic Combi 35 Gas central heating boiler.

SITTING ROOM

5.69m x 4.55m max, narrowing to 4.05m (18' 8" x 14' 11" narrowing to 13' 3"). Twin aspect windows, 2 radiators, mains smoke alarm. loft access and opening into kitchen.

KITCHEN

2.21m x 2.37m (7' 3" x 7' 9") L-shaped granite effect worktop with 1.5 bowl stainless steel sink unit and chrome mixer tap, Zanussi 4 ring gas hob with Zanussi oven under, extractor over, oak effect cupboards and drawers , matching wall cupboards, wine rack, stainless steel splashback, plinth heater and window to rear.

BEDROOM 1

3.68m x 3.18m (12' 1" x 10' 5") Radiator, TV and telephone point.

BEDROOM 2

3.28m x 2.18m (10' 9" x 7' 2") Radiator, window to front.

BATHROOM

1.94m x 2.03m (6' 4" x 6' 8") Panelled bath with mains shower over and shower screen, low level WC, pedestal wash hand basin, extractor, frosted window to rear and radiator.

OUTSIDE

Parking and single garage.



LEASE

Please contact the office for more details.

DIRECTIONS

From the town centre proceed out of town on the Gaywood Road bearing right at the clock into Gayton Road, continue along crossing two mini roundabouts and turning right at the third into Winston Churchill Drive. Follow this road crossing both mini roundabouts and turning left at the third in Fred Ackland Drive, follow the road bearing right then left, the property can be seen opposite The Green.

OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX.

Council Tax Band - A.

Gas fired central heating.

EPC - C.

TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.



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