



7 Priory Lane, King's Lynn
Offers Over £210,000

BELTON DUFFEY



7 PRIORY LANE, KING'S LYNN, NORFOLK, PE30 5DU

A Grade II Listed 17th Century, 3 storey residence situated in a convenient and popular location with courtyard garden.

DESCRIPTION

A 17th Century two double bedroom, 3 storey residence situated in a convenient and popular location with courtyard garden. The property is situated in a Conservation area and is Grade II listed, being built of solid brick walls under a peg tiled and pantile roof with a later period single storey addition.

The accommodation, which was refurbished in 2007 (including a new roof) retains original and period features including fireplace to the sitting room and bedroom, ceiling beams and panelled internal doors.

The accommodation briefly comprises: sitting room, kitchen and shower room to the ground floor.

On the first floor is a double bedroom and on the second floor is a further bedroom.

Outside, the property has a pleasant courtyard garden with outside store.

The agents recommend an early inspection of this property.

SITUATION

Priory Lane is situated in the heart of the historic part of King's Lynn. It has the dual advantages of being within walking distance of the High Street and the river front which has undergone extensive improvements within the last few years. King's Lynn has an historical port on the River Great Ouse and internationally renowned medieval centre; the walk from Nelson Street to St Nicholas' Chapel has been described as one of the finest in Europe. Many television and film crews have used this part of King's Lynn for a backdrop to such television productions as Martin Chuzzlewit, etc.

SITTING ROOM

4.69m x 4.36m (15' 5" x 14' 4") Door to outside, 2 windows to front with storage cupboards under, period ceiling-to-floor fireplace with inset beam and period cupboards either side, staircase to first floor landing, beamed ceiling, radiator, part glazed door into kitchen.

KITCHEN

3.52m max, narrowing to 2.55m x 2.65m (11' 7" max, narrowing to 8' 4" x 8' 8") L-shaped granite effect worktop with 1.5 bowl sink unit with chrome mixer tap, oak fronted cupboards and drawers under, matching worktop with double corner cupboard, breakfast bar, space for cooker with extractor over, matching wall cupboards, Worcester 24 CDi gas central heating boiler, window overlooking courtyard, door to courtyard, extractor, pamment tiled floor, loft access.

L-SHAPED SHOWER ROOM

2.36m x 2.33m narrowing to 1.40m (7' 9" x 7' 8" narrowing to 4' 7") Shower cubicle with mains shower, low level WC, pedestal wash hand basin, radiator, pamment tiled floor, extractor and frosted window to rear.

BEDROOM 1

5.0m narrowing to 4.68m and 3.06m x 4.33m (16' 5" narrowing to 15' 4" and 10'0" x 14' 2") 2 windows to the front with tiled sills, period brick fireplace with inset beam, ceiling beam, radiator.



BEDROOM 2

4.55m narrowing to 3.83m x 3.42m (14' 11" narrowing to 12' 7" x 11' 3") Period ceiling wall beams, window to front, loft access, radiator.

OUTSIDE

The property has a walled rear courtyard.

DIRECTIONS

From the agents offices, on foot, proceed left into Blackfriars Street continue along New Conduit Street and at Boots opticians turn left in to the High Street. Continue to the end of the High Street and turn left into St James Street and continue along Church Street. Take the first right hand turning into Priory Lane and the property will be seen 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 B.

EPC - N/A

Gas central heating.

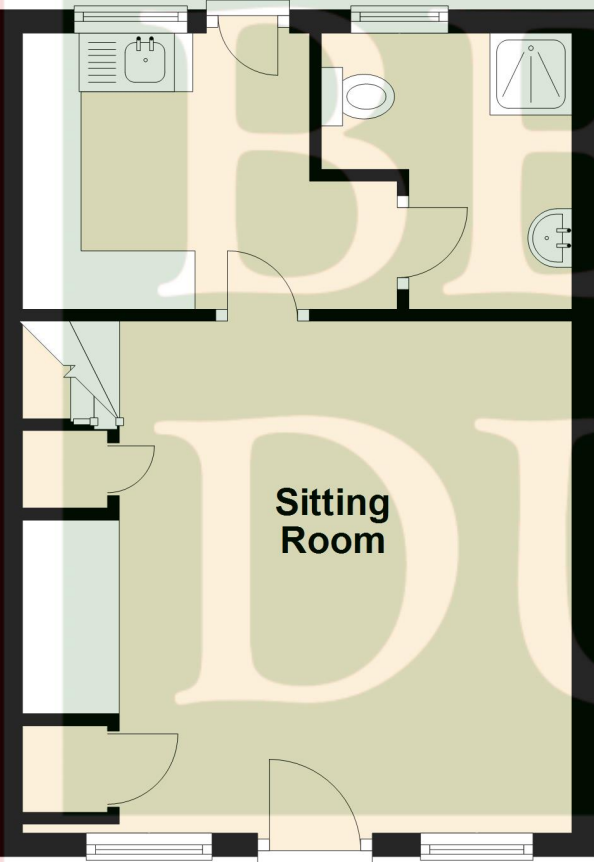
TENURE

This property is for sale Freehold.

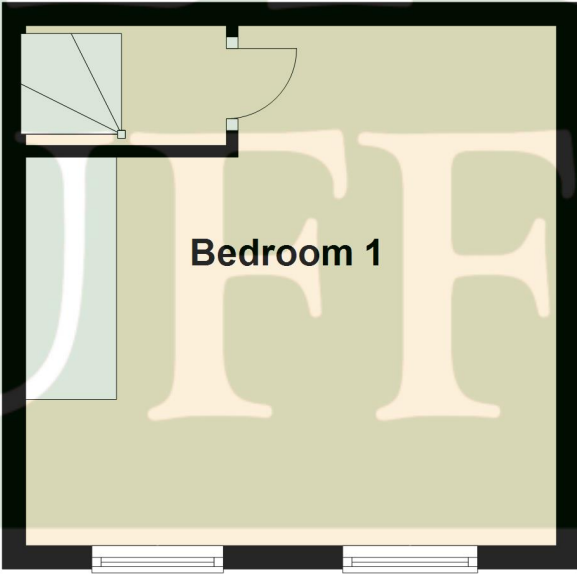
VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor



Second Floor







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