



**40 Lansdowne Street, King's Lynn, Norfolk, PE30
2AF**

£90,000 Freehold

- Requires Improvement & Updating
- Terraced House
- Two Bedrooms
- Kitchen
- Living/Dining Room
- Bathroom
- Enclosed Garden With Brick Shed
- EPC Rating





Two-Bedroom Terraced House with Garden – Ideal Project Opportunity Located on Lansdowne Street in the historic town of King's Lynn, this two-bedroom terraced house offers excellent potential for those seeking a home to make their own. The property requires improvement and updating but provides a solid layout with a living/dining room, kitchen, bathroom, and two bedrooms. Outside, there is an enclosed rear garden with a useful brick-built shed, offering space for storage or workshop use. Situated close to the town centre, residents benefit from nearby shops, schools, and public transport links, as well as easy access to King's Lynn's train station with direct services to Ely, Cambridge, and London. This property represents a great opportunity for first-time buyers, investors, or anyone looking for a renovation project in a convenient location.

Part-Glazed Door To Front:

Living/Dining Room

22' 3" x 11' 2" (6.78m x 3.40m) Max. Two windows to front and rear. Two radiators. Staircase to first floor. Door to kitchen.

Kitchen

10' 1" x 6' 9" (3.07m x 2.06m) Fitted with wall and base units with worktop over incorporating a stainless steel sink and drainer. Space for cooker and washing machine. Wall mounted boiler. Door to rear.

Bedroom 1

10' 7" x 10' 3" (3.23m x 3.12m) Two windows to front. Radiator.

Bedroom 2

11' 0" x 8' 8" (3.35m x 2.64m) Window to rear. Radiator. Storage cupboard Door to bathroom. Loft access.

Bathroom

10' 1" x 6' 8" (3.07m x 2.03m) Window. Bath. W.C. Wash hand basin. Radiator. Airing Cupboard

Rear Garden

Enclosed rear garden. Brick store.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

