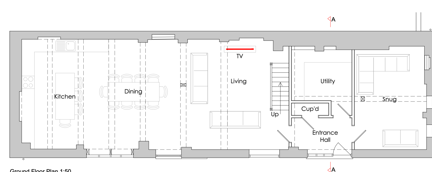
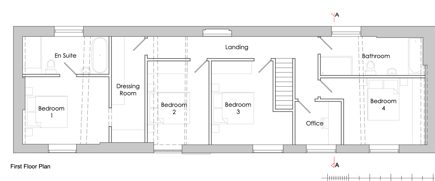




NEWSON & BUCK
ESTATE AGENTS



Ground Floor Plan 1:50



First Floor Plan

0 1 2 3 4 5m

9a King Street, Kings Lynn, Norfolk PE30 1ET

£275,000

A Grade II Listed detached dwelling full of character believed to date back to the early 1700's situated off King Street in the Hanseatic Town of King's Lynn. The property was originally used as a warehouse and has had different uses since then, including most recently as a health club. This unique property currently has commercial use as a health club. A full range of facilities can be found in King's Lynn town centre including a main line rail link into Cambridge and London King's Cross.

Description

The ground floor accommodation currently comprises entrance hall, utility area/plant room, shower, w/c and a 37ft swimming pool / jacuzzi room with old ship masts supporting the first floor. The first floor comprises kitchen/living area, shower room, and three potential bedrooms.

Currently the building has, technically, commercial use as leisure/health club, however an application is being made for use as living accommodation within this quiet private area surrounded by residential buildings right in the historic centre of King's Lynn.

Private parking for two cars is an additional benefit.

Room Measurements

Ground Floor

Entrance Hall - 8'6" x 9'2" (2.6m x 2.8m)

Reception Room - 10'9" x 10'2" (3.3m x 3.1m)

Shower Room - 16'2" x 7'3" (4.9m x 2.2m)

W/C - 7'4" x 5'6" (2.2m x 1.7m)

Health Club Room - 37'8" x 17'11" (11.5m x 5.5m)

First Floor

Kitchen / Living Area - 27'5" x 16'8" (8.4m x 5.1m)

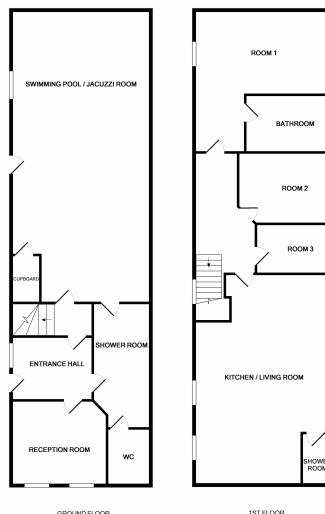
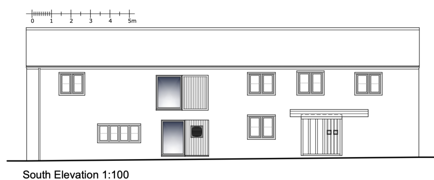
Shower Room

Room One - 18'7" x 16'7" (5.7 x 5.1m) - L-Shape Room

Room Two - 8'6" x 12'2" (2.6m x 3.7m)

Room Three - 6'5" x 9'10" (1.9m x 3.0m)

Bathroom - 8'1" x 9'9" (8'1" x 3.0m)



Whilst every attempt has been made to ensure the accuracy of the floor plan, the seller does not warrant the accuracy of the floor plan. The floor plan is provided as a guide only and is not to be relied upon for any purpose. The floor plan is provided as a guide only and is not to be relied upon for any purpose. The floor plan is provided as a guide only and is not to be relied upon for any purpose.