



NEWSON & BUCK

ESTATE AGENTS



## 11 St Anns Fort, King's Lynn, Norfolk PE30 1QS

**£189,995**

Welcome to 11 St Ann's Fort - This attractive mid-terrace town house is ideally positioned in a highly sought-after and convenient town centre location, yet tucked away in a quiet and discreet setting. The property enjoys immediate access to a wide range of amenities including shops, cafés, restaurants and leisure facilities, while the mainline railway station is within easy walking distance, making it particularly appealing to commuters and those seeking a central lifestyle without compromise. The accommodation offers a welcoming lounge and a well-appointed kitchen/diner ideal for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms served by a modern bathroom. Externally, the property benefits from a private courtyard area, providing a pleasant outdoor space, along with the added convenience of allocated parking.

## Lounge

14' 04" x 11' 09" (4.37m x 3.58m) Composite entrance door, stairs to first floor, laminate flooring, Sash Window to front aspect, radiator, built in under stairs storage, opening to

## Kitchen/Diner

14' 09" x 8' 00" (4.50m x 2.44m) tiled flooring, range of base and wall cabinets, worktops, inset sink with mixer tap over, window to rear aspect, radiator, space for under counter fridge, under counter freezer & under counter washing machine, space for cooker, extractor over, patio doors leading to rear courtyard

## Landing

Carpeted, loft access, doors leading to

## Bedroom

9' 09" x 12' 03" (2.97m x 3.73m) Carpeted, radiator, window to front aspect, built in wardrobe, over stairs storage cupboard

## Bedroom

9' 02" x 9' 04" (2.79m x 2.84m) Carpeted, radiator, window to rear aspect

## Bathroom

5' 11" x 5' 11" (1.80m x 1.80m) Tiled surround, p shaped bath with electric shower over, vanity unit with storage and inset sink with tap, low level flush w/c, window to rear aspect, towel radiator

## External

To the rear, a brick walled courtyard provides an excellent space for the summer months taking advantage of the south facing aspect - to the front an allocated parking space provides parking for one vehicle.

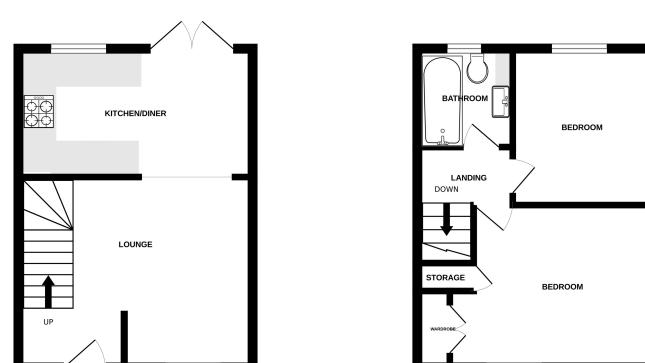
## Council Tax - A

## EPC - Awaiting



GROUND FLOOR  
264 sq ft. (24.5 sq.m.) approx.

1ST FLOOR  
265 sq ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq ft. (49.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements are taken without the benefit of a survey and are for general guidance only. They are not intended for the measurement of any fixture or fitting. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and dimensions should not be relied upon without having been tested and to guarantee as to their operability or efficiency can be given.  
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