



16 Argyle Street, King's Lynn
Guide Price £154,995

BELTON DUFFEY



16 ARGYLE STREET, KING'S LYNN, NORFOLK, PE30 5RQ

* Renovation Project * A 3 bedroom property in a popular and convenient location with a good size rear garden, close to the 'The Walks' park and within walking distance of the town centre.

DESCRIPTION

* Renovation Project * A 3 bedroom semi-detached property in a popular and convenient location with a good size rear garden, close to 'The Walks' park and within walking distance of the town centre.

The property is installed with gas central heating and briefly comprises entrance hall, kitchen/dining room and sitting room to the ground floor. On the first floor are 3 bedrooms and a bathroom.

Outside, the property has gardens front and rear.

The town centre is considered within walking distance providing a full range of amenities including a main line rail link into Cambridge and London King's Cross.

SITUATION

Argyle Street is in the popular Chase area of King's Lynn which is close to the town centre with its regular bus service, local shops, primary and secondary schools and has good access to the Queen Elizabeth Hospital and the various industrial estates.

ENTRANCE HALL

Front entrance door and radiator.

KITCHEN/DINING ROOM

6.01m x 2.66m (19' 9" x 8' 9") Worktops with 1.5 bowl sink unit, cupboards and drawers under, space for washing machine and fridge freezer, window to rear, gas boiler, door to rear garden.

SITTING ROOM

4.37m max into window recess x 3.74m (14' 4" max into window recess x 12' 3") Fireplace with brick surround, window to front and radiator.

FIRST FLOOR LANDING

Loft access.

BEDROOM 1

4.01m x 3.77m (13' 2" x 12' 4") Window to front and radiator.

BEDROOM 2

3.68m x 2.71m (12' 1" x 8' 11") Window and radiator.



BEDROOM 3

2.85m x 2.20m (9' 4" x 7' 3") Window and radiator.

BATHROOM

2.94m x 1.51m (9' 8" x 4' 11") Bath, low level WC, pedestal wash hand basin, part tiled walls and frosted window to rear.

DIRECTIONS

From King's Lynn proceed out of town on London Road and at the South Gates roundabout take the first exit into Vancouver Avenue, proceed along taking the second right hand turning into Sidney Street and then the next right into Somerville Road. Continue along to the end of Somerville Road where the road bends around to the left on to Argyle Street where the property will be found at the end of the road, 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. Tel 01553 616200. Council Tax Band A.

Gas central Heating (not tested).

EPC - TBC.

TENURE

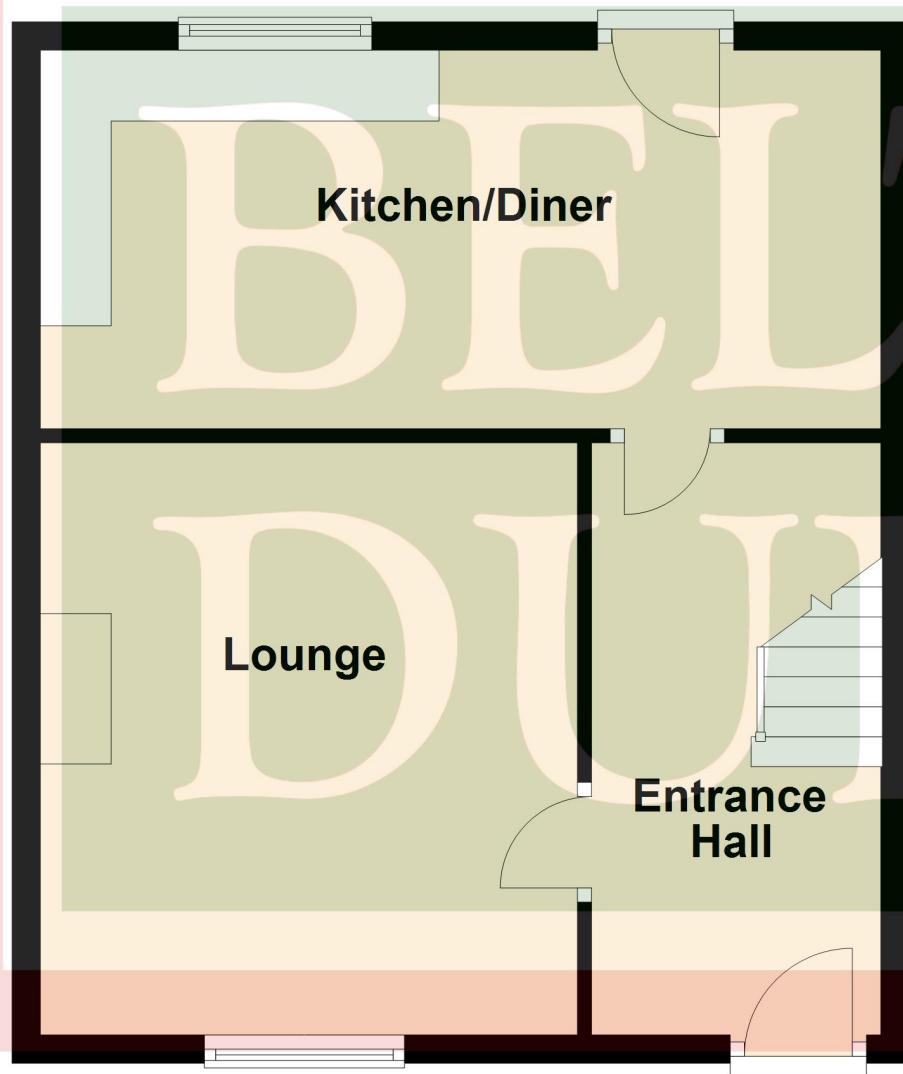
This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

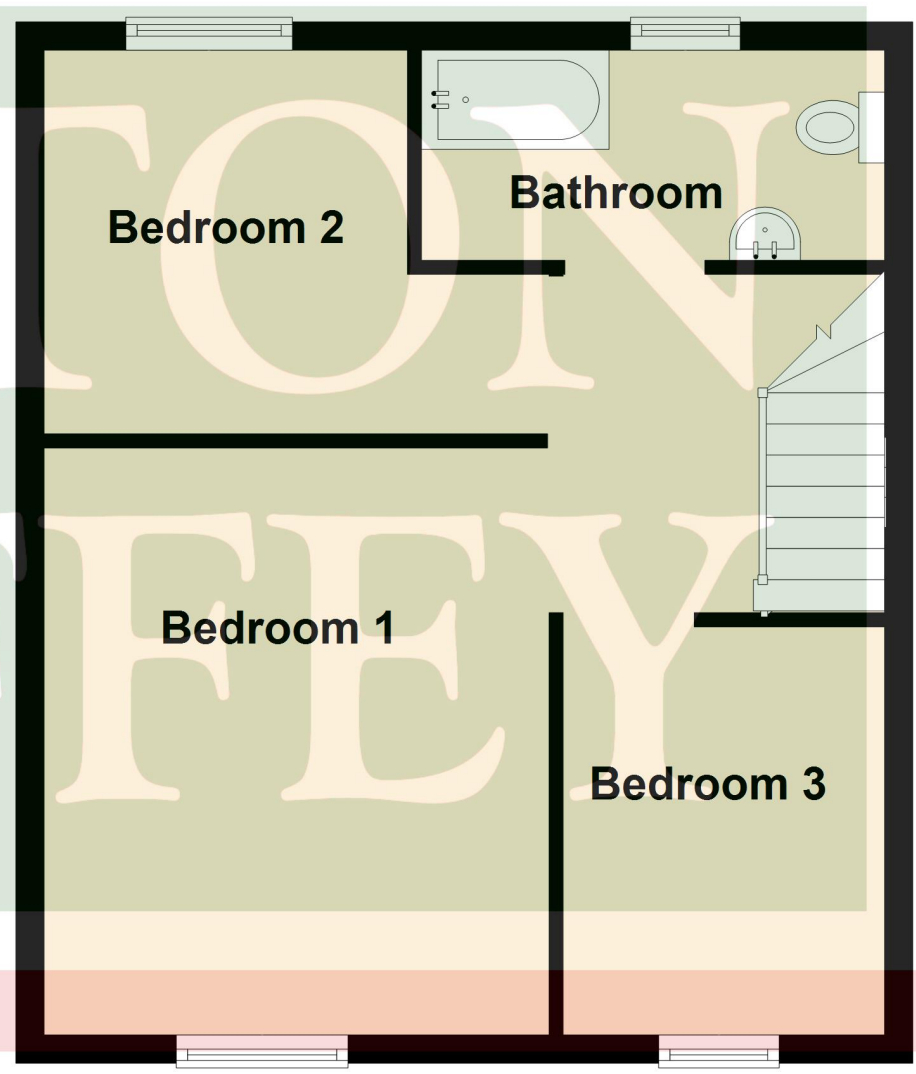
Ground Floor

Approx. 41.3 sq. metres (444.0 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.0 sq. feet)



Total area: approx. 82.5 sq. metres (888.1 sq. feet)





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