

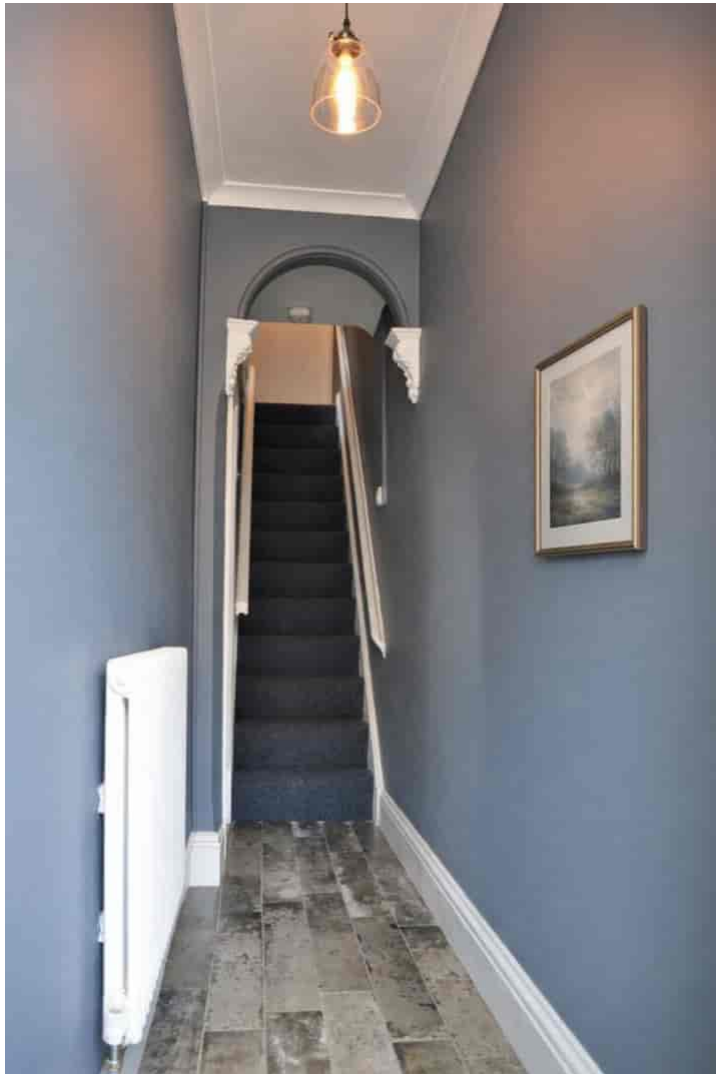


**8 Beulah Street, Gaywood**  
Guide Price £224,950



## 8 Beulah Street

Gaywood, King's Lynn,  
Norfolk, PE30 4DN



*A well presented 3 bedroom terrace property with 26ft lounge/diner just off Wootton Road being with parking & enclosed rear garden. Sold with NO CHAIN.*

### DESCRIPTION

This beautifully presented 3 bedroom terraced property, located just off Wootton Road, offers an attractive blend of original character features and modern, stylish décor. The home benefits from gas central heating (New Worcester boiler installed approximately 15 months ago, has approximately 9 years warranty remaining) and UPVC double glazing throughout.

Beulah Street is ideally suited to first-time buyers and investors alike, offering a convenient and desirable location.

### GROUND FLOOR

The property is entered via an entrance hall with a double-glazed door, stone-effect flooring, delightful period plaster arch and a staircase to the first floor.

Leading on from the hallway is a spacious (26ft long) lounge/diner featuring UPVC windows to the front aspect, engineered bamboo flooring with ample space for a dining table and chairs.

The kitchen is well fitted with a range of wall and base units complemented by marble-effect work surfaces. There is space for a slimline dishwasher, oven, and fridge freezer, along with useful understairs storage.

To the rear is a lobby with a UPVC door providing access to the side and leading out to the rear garden. This area also offers space and plumbing for a washing machine.

The bathroom comprises a bath with overhead electric shower and screen, wash hand basin, low level WC, heated towel rail has fully tiled walls and floor.

### FIRST FLOOR

Upstairs, the landing has built-in storage and airing cupboard.

There are three bedrooms, with the largest bedroom benefiting from 2 built-in wardrobes.

### OUTSIDE

The front garden laid to gravel for easy of maintenance with pathway leading up to the UPVC front entrance door.

The enclosed rear garden is laid to lawn with decked seating areas and pathways leading to a useful brick-built storage shed. There is also an additional timber shed and gated rear access leading to off-road parking. The garden further benefits from an outside tap.



***what3words: ///meanest.radically.vast***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **SITUATION**

Beulah Street is a well-established residential location situated just off Wootton Road in the popular Gaywood area of King's Lynn. The street is predominantly made up of attractive period and traditional terraced homes, making it a popular choice for first-time buyers, families, and investors alike.

The area benefits from excellent local amenities nearby, including shops, schools, and everyday services, while the town centre of King's Lynn is just a short distance away, offering a wider range of shopping, leisure, and transport links.

## **SERVICES AND EPC RATING**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band A.

Gas central heating.

EPC - D.

## **TENURE**

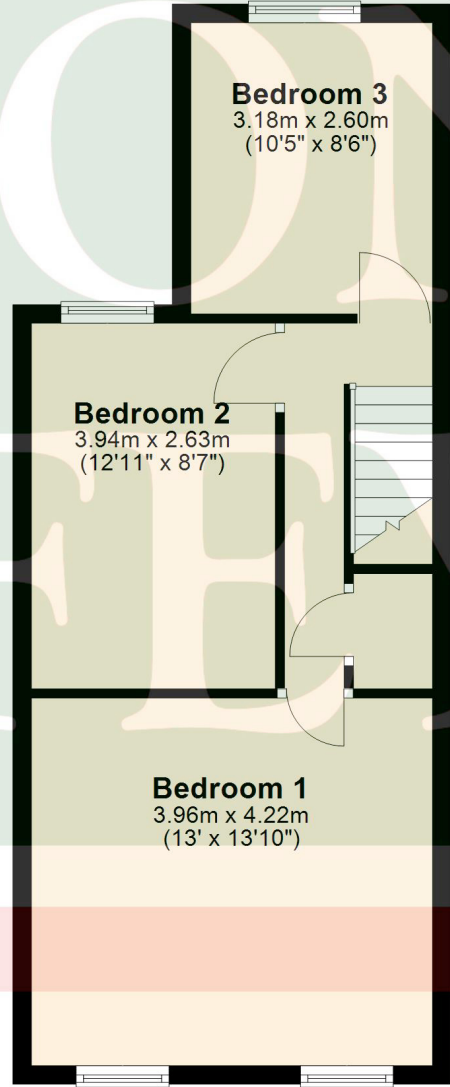
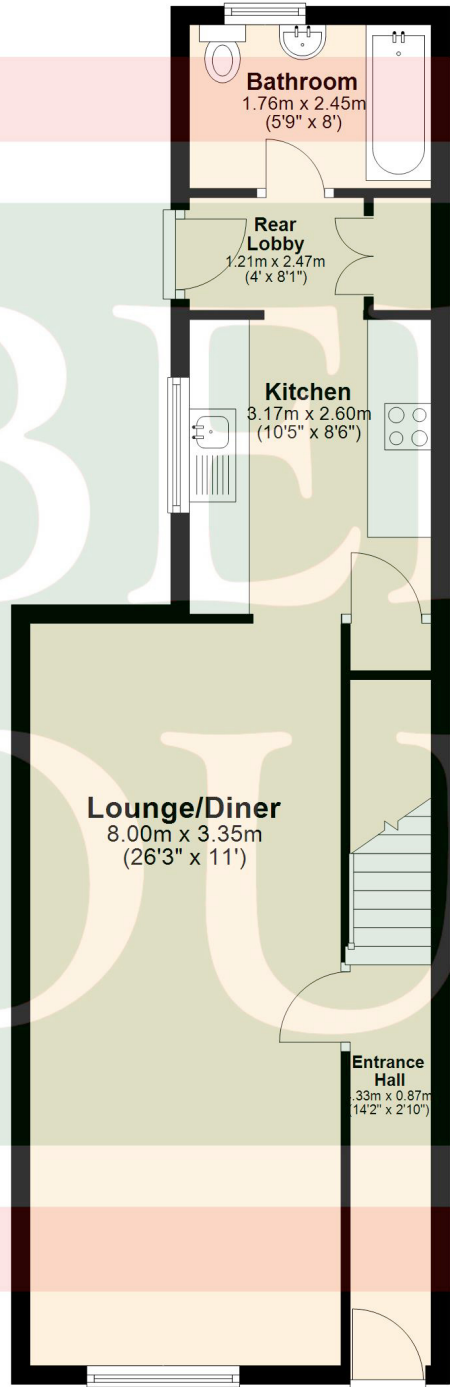
This property is for sale Freehold.

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**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

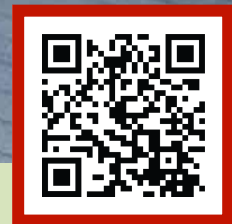




**King's Lynn**  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

**Fakenham**  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

**Wells-next-the-Sea**  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)



**[beltonduffey.com](http://beltonduffey.com)**