



37 Railway Road, King's Lynn
Offers Over £180,000

BELTON DUFFEY



37 RAILWAY ROAD, KING'S LYNN, NORFOLK, PE30 1NF

*Investment opportunity *A freehold period terraced house comprising 3 flats with rear courtyard *Town centre location *Near bus & train stations *Permit parking *Potential total rent £1,940pcm * Approx. gross yield 10% *Recently decorated

DESCRIPTION

A recently-decorated freehold period terraced house comprising 3 flats with rear courtyard.

King's Lynn town centre location near bus & train stations with permit parking.

Near shopping precinct, supermarkets, amenities & The Walks park.

Investment opportunity

Studio flat £595pcm (tenanted), 2-bed maisonette £750pcm (tenanted) & 1 bed flat £595 (vacant).

Potential total rent £1,940pcm. Approx. gross yield 10%.

The property has solid brick walls under a slate tiled roof with double glazing & electric storage heating.

Studio flat (ground floor): living/bedroom, inner lobby, new kitchen, bathroom.

2 bed maisonette (ground/1st floor): entrance lobby, open plan lounge/kitchen, bedroom 1, bedroom 2, shower room.

1 bed flat (ground floor): open plan lounge/kitchen, bedroom, bathroom.

SITUATION

The property is in King's Lynn town centre, close to the bus station & train station (direct commute to Cambridge & London).

Parking permits are available to purchase from the BCKLWN (Zone KR03 - Portland St & Waterloo St).

Convenient for town centre shopping precinct, amenities & "The Walks" park.

STUDIO FLAT - GROUND FLOOR

LIVING/BEDROOM

3.99m x 3.81m (13' 1" x 12' 6") Double-glazed window to front. Storage heater. Glazed door to:

INNER LOBBY

0.79m x 0.79m (2' 7" x 2' 7") Cupboard housing hot water cylinder with space/plumbing for washing machine.

KITCHEN

3.28m x 1.79m (10' 9" x 5' 10") Newly fitted kitchen with base and wall units, worktop with stainless steel sink unit & mixer tap, electric 4-ring hob, built-in oven, space for fridge.



BATHROOM

2.33m x 1.39m (7' 8" x 4' 7") Panelled bath with electric shower over and shower screen, low level WC, pedestal wash hand basin and wall-mounted down-flow heater. Extractor fan.

2 BEDROOM MAISONETTE - GROUND/FIRST FLOOR

Front door leading to:

ENTRANCE LOBBY

3.67m x 0.88m (12' 0" x 2' 11") Stairs to:

LANDING

3.46m x 1.56m (11' 4" x 5' 1") Max into stair recess. Built in cupboard and glazed door to:

LOUNGE/KITCHEN

4.67m x 4.05m (15' 4" x 13' 3") Open plan room with 2 double-glazed windows to front. Kitchen to one side comprising black worktop with stainless steel sink unit & mixer tap, beech effect wall & base units, electric 4-ring hob, built-in oven, extractor hood, space/plumbing for fridge. Storage heater.

BEDROOM 1

3.63m x 2.76m (11' 11" x 9' 1") Double-glazed window to rear, cupboard with black worktop shelf & space/plumbing for washing machine, storage heater.

BEDROOM 2

3.32m x 1.74m extending to 2.5m at door recess. (10' 11" x 5' 9" extending to 8'2") Double-glazed window to rear, storage heater.

SHOWER ROOM

3.07m x 1.45m (10' 1" x 4' 9") Both Max. Corner shower cubicle with electric shower, low level WC, pedestal wash hand basin and wall-mounted down-flow heater. Extractor fan.

1 BEDROOM FLAT - GROUND FLOOR

LOUNGE/KITCHEN

5.92m x 2.72m (19' 5" x 8' 11") Open plan room with 2 double-glazed windows to courtyard. Galley kitchen comprising black worktop with stainless steel sink unit & mixer tap, beech effect wall & base units, electric 4-ring hob, built-in oven, extractor hood, space/plumbing for fridge & washing machine. Storage heater and doors to:

BEDROOM

2.8m x 2.72m (9' 2" x 8' 11") Double-glazed window to courtyard, storage heater.

INNER LOBBY

0.79m x 0.78m (2' 7" x 2' 7") Cupboard housing hot water cylinder.

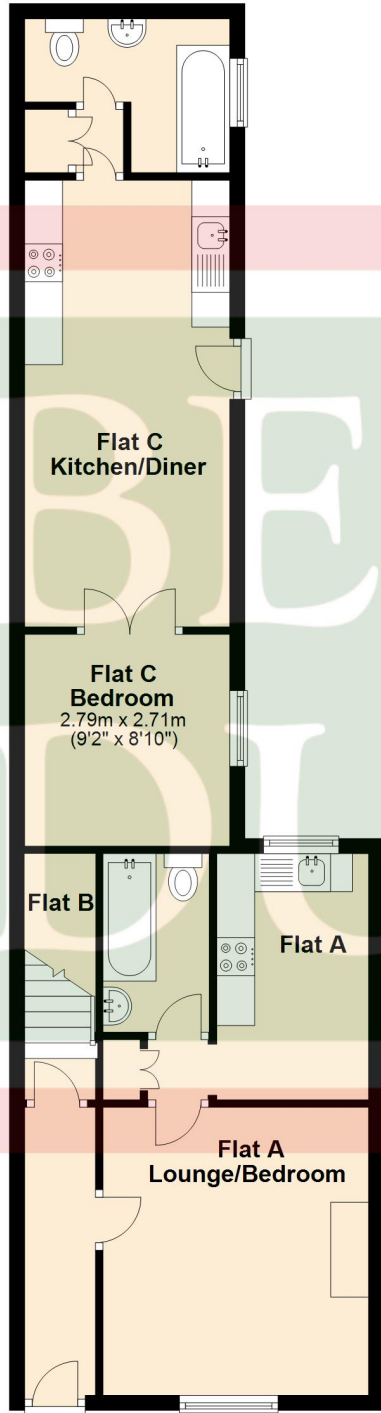
BATHROOM

3.28m x 1.78m (10' 9" x 5' 10") L shaped both max. Panelled bath with electric shower over and shower screen, low level WC, pedestal wash hand basin, wall-mounted down-flow heater and obscured double-glazed window to courtyard.

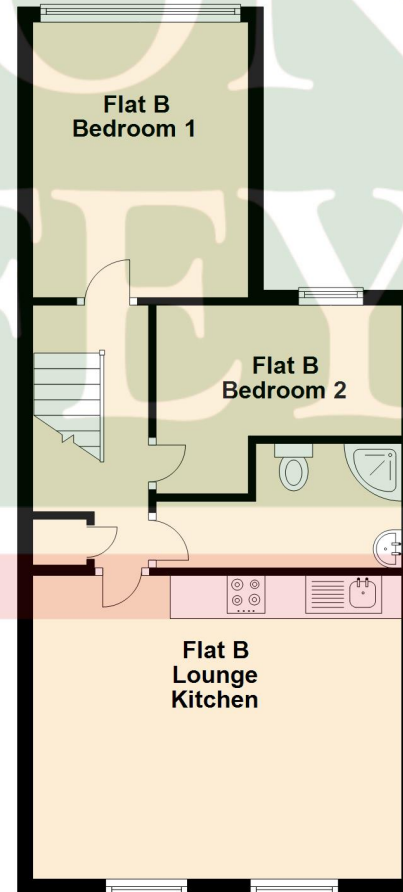
OUTSIDE

Rear enclosed courtyard.

Ground Floor



First Floor



VIEWING

Strictly by appointment with the agent.

DIRECTIONS

From the Agent's offices on foot turn right out of the office into Blackfriars Street, turn left at the traffic lights into Railway Road. The property will be found a short way down on the right hand side.

OTHER INFORMATION

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

All flats are Council Tax Band A

EPCs

Flat 37a - Studio flat - D, Flat 37b - 2 bed maisonette - C, Flat 36b - 1 bed flat - D.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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