



32 Windsor Road, King's Lynn
Offers Over £130,000

BELTON DUFFEY



32 WINDSOR ROAD, KING'S LYNN, NORFOLK, PE30 5PL

* CASH BUYERS ONLY* A period end terrace town house in the Chase residential area with front garden & courtyard. Convenient for train station, "The Walks" park & town centre amenities.

DESCRIPTION

* CASH BUYERS ONLY *

A charming 2 bedroom plus attic room, 2-reception, 2-bathroom period end terrace town house in the Chase area with front garden & courtyard.

Convenient for train station, "The Walks" park & town centre amenities.

The property was built circa 1820 of solid brick walls under a tiled roof with gas central heating & double glazing.

Accommodation comprises:

Ground floor: breakfast room, lounge & kitchen.

First floor: 2 bedrooms, 1 bathroom & 1 shower room.

Second floor: attic room.

Outside: the property has a front garden plus small rear courtyard with store.

SITUATION

The property is situated in a Conservation area within walking distance of the train and bus stations, "The Walks" park, local GP surgery, local shops, primary schools, library & town centre amenities.

BREAKFAST ROOM

3.34m x 2.18m (10' 11" x 7' 2") Radiator, half-glazed door to outside and staircase to first floor landing.

INNER LOBBY

1.10m x 1.20m (3' 7" x 3' 11")

SITTING ROOM

3.96m into door recess x 3.91m (13' 0" into door recess x 12' 10") Laminate flooring, twin aspect windows, radiator.

SECOND INNER LOBBY

1.44m x 0.83m (4' 9" x 2' 9") Cupboard housing electric fuse board (next inspection due 2025).



KITCHEN

3.0m x 2.86m (9' 10" x 9' 5") - 2.78m average (9' 1") Please note that this is an irregular shaped room. Walnut block effect worktops with stainless steel sink unit & chrome mixer tap, white wall & base units, electric 4 ring hob with extractor, built-in oven, space/plumbing for automatic washing machine, recently installed Worcester gas fired central heating combi boiler, window & glazed door leading into the courtyard.

FIRST FLOOR LANDING

3.06m x 1.88m (10' 0" x 6' 2") Radiator. Laminate flooring.

INNER LANDING

1.33m x 0.92m (4' 4" x 3' 0") Door into bedroom 1, door & staircase to attic room 3.

BEDROOM 1

3.58m x 4.04m narrowing to 2.77m to door recess (11' 9" x 13' 3" narrowing to 9' 1" to door recess) Period black cast iron fireplace with decorative surround, radiator, vanity unit with hand basin, laminate flooring. Window to front garden.

BEDROOM 2

3.01m x 2.68m average (9' 11" x 8' 10" average)) Please note: This is an irregular shaped room. Radiator & laminate flooring. Window to side.

SHOWER ROOM (OFF BEDROOM 2)

2.66m x 1.57m average (8' 9" x 5' 2" average) Please note: This is an irregular shaped room. Shower cubicle with Triton electric shower, low level WC, pedestal wash hand basin & extractor. Radiator.

BATHROOM

2.19m x 1.99m (7' 2" x 6' 6") Panelled bath with shower attachment & shower screen, low level WC, pedestal wash hand basin, extractor & radiator.

SECOND FLOOR ATTIC ROOM

4.15m x 3.62m to front of chimney breast (13' 7" x 11' 11" to front of chimney breast) Radiator. Window to front. Laminate flooring.

OUTSIDE

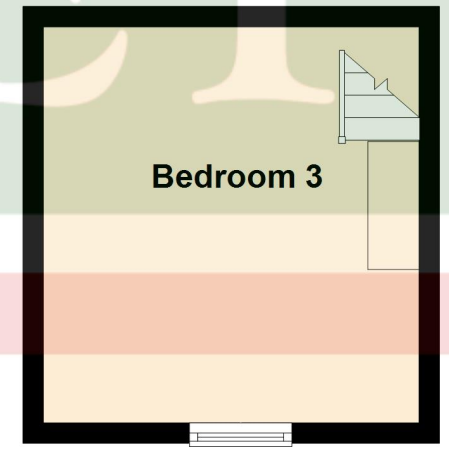
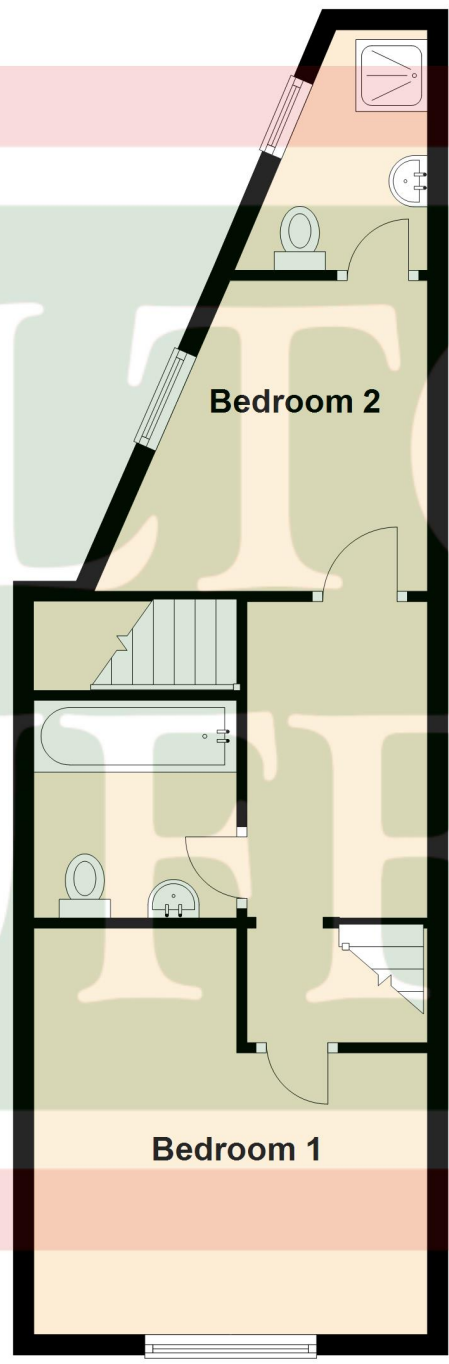
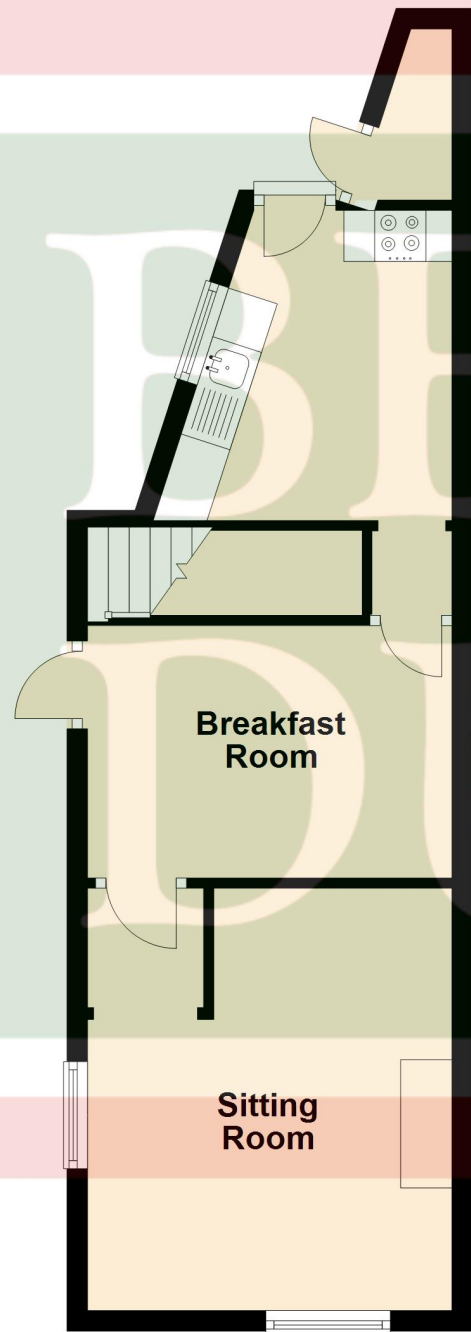
The property has a low maintenance front garden with shingle & shrub borders enclosed by low brick walls. L-shaped rear courtyard with outside store 1.66m x 0.76m.

DIRECTIONS

From King's Lynn town centre, go south down London Road, past the Police Station then library. At the traffic lights turn left onto Hospital Walk, continue round to the right into Windsor Terrace. Turn right into Windsor Road the property will be seen a short way down on the left.

First Floor

Ground Floor



Bedroom 2

Breakfast Room

Sitting Room

Bedroom 1

Second Floor

Bedroom 3

OTHER INFORMATION

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

Council Tax Band B.

Gas central heating.

EPC - D.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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