



17 Guanock Terrace, King's Lynn
Offers Over £140,000

BELTON DUFFEY



17 GUANOCK TERRACE, KING'S LYNN, NORFOLK, PE30 5QT

CASH BUYERS PREFERRED - Freehold period terrace house with two 1-bed flats in the Chase area, convenient for train station, The Walks and town centre. Investment opportunity.

DESCRIPTION

CASH BUYERS PREFERRED - A freehold period terraced house comprising two 1-bed flats (ground & 1st floor), with front garden & rear walled courtyard, in the Chase residential area.

Investment opportunity.

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

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

Ground floor - Flat A: lounge, bedroom, kitchen, bathroom. (Newly decorated / currently empty)

1st floor - Flat B: entrance hall, open plan lounge/kitchen, bedroom, bathroom. (Tenanted £550 pcm).

SITUATION

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

GROUND FLOOR - FLAT A

KITCHEN

2.76m x 2.43m (9' 1" x 8' 0") Glazed entrance door into galley kitchen comprising black worktops with stainless steel sink unit & mixer tap, cherry effect wall & base units, electric 4-ring hob, built-in oven, extractor hood, space/plumbing for washing machine & fridge, double-glazed window to courtyard.

LOUNGE

3.53m x 3.06m (11' 7" x 10' 0") Glazed door. Under stairs storage cupboard. Storage & wall-mounted convector heaters. Double-glazed window to courtyard.

BEDROOM

3.70m x 3.62m (12' 2" x 11' 11") Fireplace surround. Ceiling cornice. Storage heater. Double-glazed window to front garden.

BATHROOM

2.37m x 2.11m (7' 9" x 6' 11") Panelled bath with electric shower over & shower screen, low level WC, pedestal wash hand basin & wall-mounted down-flow heater. Cupboard housing hot water cylinder. Obscured double-glazed window.



FIRST FLOOR - FLAT B

ENTRANCE HALL

4.55m x 0.96m (14' 11" x 3' 2") Front door with period window arch over leading to outside, ceiling cornice, plaster arch.

LANDING

3.15m x 1.68m (10' 4" x 5' 6") Max into stair recess

LOUNGE/KITCHEN

4.86m x 3.78m (15' 11" x 12' 5") Glazed door to open plan room with light oak effect laminate flooring & double-glazed window to front garden. Kitchen to one end comprising black worktop with stainless steel sink unit & mixer tap, cherry effect wall & base units, electric 4-ring hob, built-in oven, extractor hood, space/plumbing for washing machine & fridge.

Original built-in wooden cupboards. Storage heater.

BEDROOM

3.16m x 3.07m (10' 4" x 10' 1") Double-glazed window to rear courtyard. Original built-in wooden cupboard. Storage heater.

BATHROOM

2.75m x 1.71m (9' 0" x 5' 7") Panelled bath with shower attachment & shower screen, low level WC, pedestal wash hand basin & wall-mounted down-flow heater. Obscured double-glazed window.

UTILITY CUPBOARD

2.58m x 0.85m (8' 6" x 2' 9") Utility cupboard, black worktop & space for washing machine.

OUTSIDE

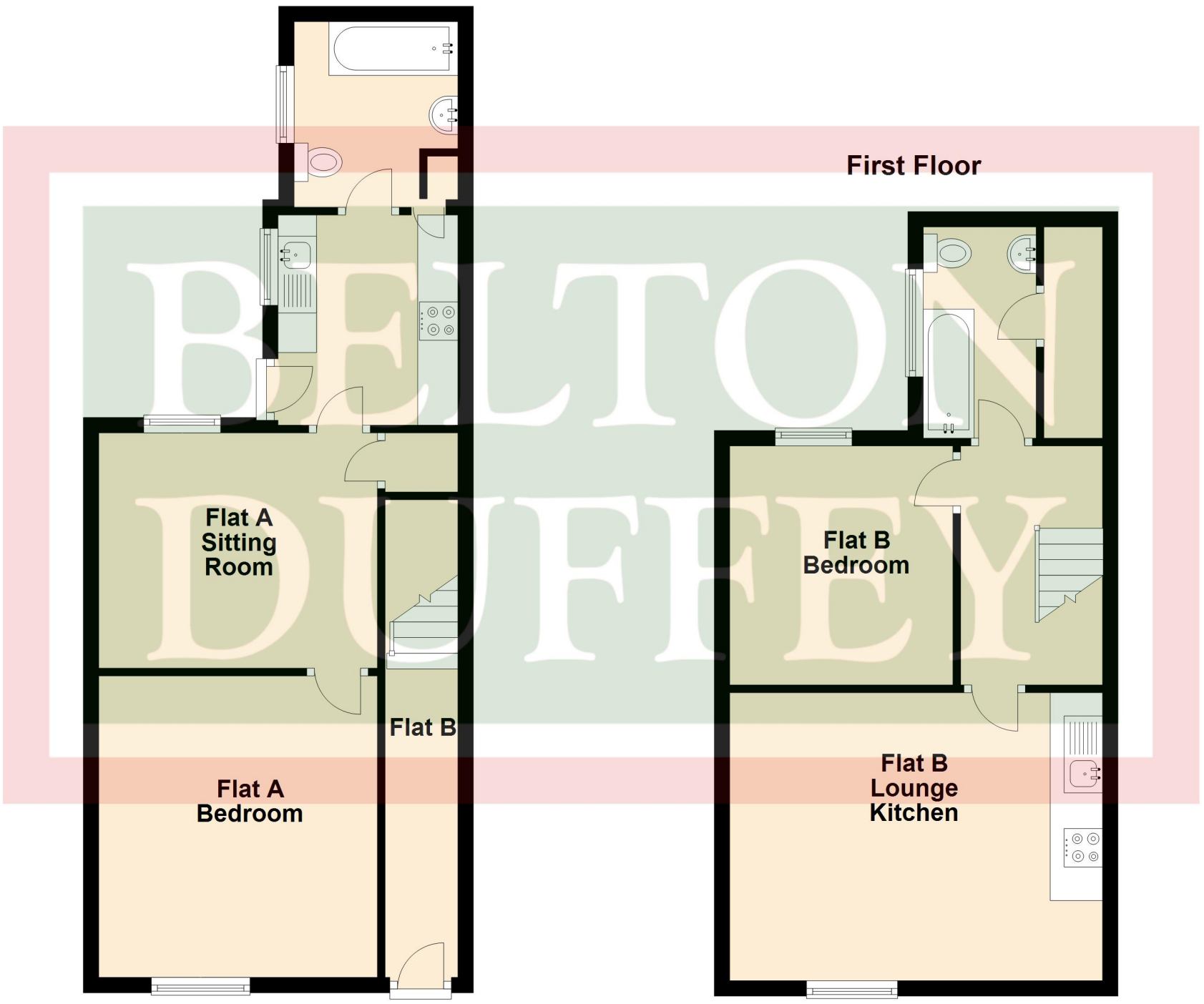
Front garden with shingle enclosed by railings. Walled rear courtyard.

DIRECTIONS

From King's Lynn town centre: Travel south down London Road, past the Police Station then library. Continue past ECS Computers on the right & parade of shops on the left. Just before the South Gates, turn left into Guanock Terrace. The property is approximately half way down on the right hand side.

Ground Floor

First Floor



OTHER INFORMATION

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

COUNCIL TAX BAND - A for both properties

EPC – Flat A - E & Flat B - D

VIEWING - Strictly by appointment with the agent.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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