



27 Wisbech Road, King's Lynn  
Offers Over £160,000

**BELTON DUFFEY**



## 27 WISBECH ROAD, KING'S LYNN, NORFOLK, PE30 5JP

\*BTL investment opportunity\* \*Multi-unit freehold property \*2 x self-contained maisonettes \*Large backyard \*Potential total rent roll: £17,880 per annum.

### DESCRIPTION

\* 2 x self-contained two-floor flats (2-bed + 1/2-bed) \* Large backyard \* Recently decorated

\* Period features \*Double-glazed \* EICRs \* Local amenities \* Convenient for Hardwick estate & bypass

\* Approx. 9% gross rental yield.

A multi-unit freehold period terraced house containing 2 attractive self-contained maisonettes (2 bed + 1/2 bed) plus large backyard in South Lynn.

BTL investment opportunity.

Front: £795pcm

Rear: £695pcm

Potential total rent: £17,880 per annum

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

27A - 2 bedroom flat - Front: open plan lounge/kitchen diner, bedroom 1, bedroom 2, bathroom

27B - 1/2 bedroom flat - Rear: open plan kitchen diner, bedroom 1 with shower, reception/potential bedroom 2 with shower, conservatory, patio, large backyard.

### SITUATION

The property is in the South Lynn residential area convenient for Hardwick estate (superstores & light industry employers) & bypass.

Local amenities: primary schools, corner shops, post office & takeaways nearby.

Walk or bus to King's Lynn town centre.



## **27A - 2 BEDROOM FLAT - FRONT**

Glazed entrance door into porch & glazed door to:-

Open plan lounge/kitchen diner with double-glazed bay window, storage heaters, understairs cupboard.

Kitchen comprising wood effect worktops with stainless steel sink unit & mixer tap, white base units, electric 4-ring hob, built-in oven, space for fridge.

Staircase to landing: -

Bedroom 1 - storage heater, double-glazed window to front.

Bedroom 2 - attractive original feature fireplace, storage heater, double-glazed window to front.

Bathroom - original fireplace, white 3-piece bathroom suite, electric shower, downflow heater, built-in cupboard housing hot water tank & space for washing machine, double-glazed window to rear.

## **27B - 1/2 BEDROOM FLAT - REAR**

UPVC door into hall with space for washing machine. Door to:

Open plan kitchen diner with double-glazed patio doors, storage heater.

Kitchen comprising oak effect worktops with stainless steel sink unit & mixer tap, grey base & wall units, electric 4-ring hob, built-in oven, space for fridge.

Stairs to:

Bedroom 1 - shower cubicle, vanity unit, storage heater, cupboard housing hot water tank, dual aspect double-glazed windows to side & rear.

Downstairs. Doors off hall to: -

Cloakroom - toilet, handbasin, obscured double-glazed window to side

Reception/potential bedroom 2 - shower cubicle, storage heater & double-glazed window to side.

Door to:-

Conservatory with double-glazed patio doors leading to patio, large backyard.

## **OUTSIDE**

Front - courtyard area enclosed by railings.

Rear - patio, large backyard.

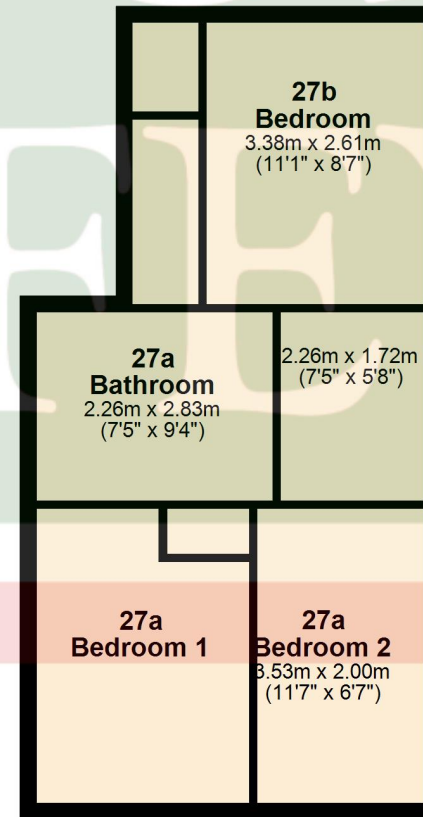
## **DIRECTIONS**

From King's Lynn town centre: Travel south down London Road, take the 4th turning off the South Gates roundabout going west towards Wisbech Rd. The property is on the right just past the mini roundabout.

## Ground Floor



## First Floor



## **OTHER INFORMATION**

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX .

COUNCIL TAX BAND - A - Both properties (27A & 27B).

EPC - D - (27A).

EPC - E - (27B).

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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