



**15 Graham Street, King's Lynn**  
**Guide Price £159,995**

**BELTON DUFFEY**



# 15 GRAHAM STREET, KING'S LYNN, NORFOLK, PE30 5PQ

A delightful period 2/3 bedroom, terraced house with enclosed courtyard, being situated in the popular and convenient area known as 'The Chase'.

## DESCRIPTION

This delightful, period two/three-bedroom terraced property offers a charming blend of character and modern convenience, benefiting from gas-fired radiator central heating and UPVC double glazing throughout. Notable features include an attractive stable-style door in the sitting/dining room which retains a cottage feel with modern convenience and a well fitted bathroom with 'rainfall' shower having been recently installed.

The accommodation comprises a well-proportioned sitting/dining room, complete with an electric stove set within a brick surround and complemented by a wooden mantel over, creating a warm and inviting focal point. An opening leads through to a well-fitted kitchen, which in turn provides access to a modern ground floor bathroom.

To the first floor, the property offers two/three bedrooms, providing flexible accommodation to suit a variety of needs.

The loft benefits from new insulation and a ladder.

Outside, the property enjoys a low-maintenance courtyard garden, with gated access.

## SITUATION

Graham Street is situated in a conservation area known as 'The Chase Area' which is a popular and convenient residential area, close to the town centre and 'The Walks' park.

King's Lynn is an historic medieval port dating back to the 12th century, situated on the River Great Ouse. The winding streets and alleys of the old town remain intact but King's Lynn also boasts an extensive pedestrianized shopping area, with a lively combination of national retailers, specialist shops and family businesses. The bustling markets are still held on the informatively named Tuesday and Saturday Market Places.

## SITTING ROOM/DINING ROOM

6.20m x 3.34m max (20' 4" x 10' 11" max) UPVC front entrance door, UPVC window to front, electric trip switches, radiator, recessed shelves, electric fire in brick surround with wooden mantel and UPVC stable door to rear courtyard.

## KITCHEN

2.21m x 2.12m into window recess (7' 3" x 6' 11" into window recess) Granite effect worktops with stainless steel sink unit and mixer tap, matching granite effect splashbacks, cupboard under, 4 ring induction hob with extractor over, space for washing machine, fridge and freezer, matching wall units, window to side, ceiling spotlights, tiled floor and door into the bathroom.



## **BATHROOM**

2.22m into window recess x 1.74m max (7' 3" into window recess x 5' 9" max) Panelled bath with 'rainfall' shower over, low level WC, pedestal wash hand basin, extractor, tiled walls, frosted window to side, heated chrome towel rail/radiator, mirror fronted cosmetics cupboard, ceiling spotlights and tiled floor.

## **FIRST FLOOR LANDING**

Doors into bedroom 1 and 2.

## **BEDROOM 1**

3.36m x 3.02m (11' 0" x 9' 11") Window to front, loft access and radiator.

## **BEDROOM 2**

3.11m x 2.52m into recess (10' 2" x 8' 3" into recess) Radiator, window to rear, door with steps down into bedroom 3.

## **NURSERY BEDROOM**

2.28m x 2.14m (7' 6" x 7' 0") Window to rear, gas boiler and radiator.

## **OUTSIDE**

To the rear of the property is a courtyard with pedestrian gated access.

## **DIRECTIONS**

From the Agents' offices proceed out of town on the one-way system and into Littleport Street. Continue along into Gaywood Road and at the traffic lights turn right into Tennyson Avenue, proceed along over the railway crossing into Tennyson Road, proceed along turning right into Extons Road. Continue along taking the second left handing turning into Graham Street, where the property will be seen a short way down on the left hand side.

## **OTHER INFORMATION**

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

Council Tax Band - A

Gas fired central heating

EPC - D.

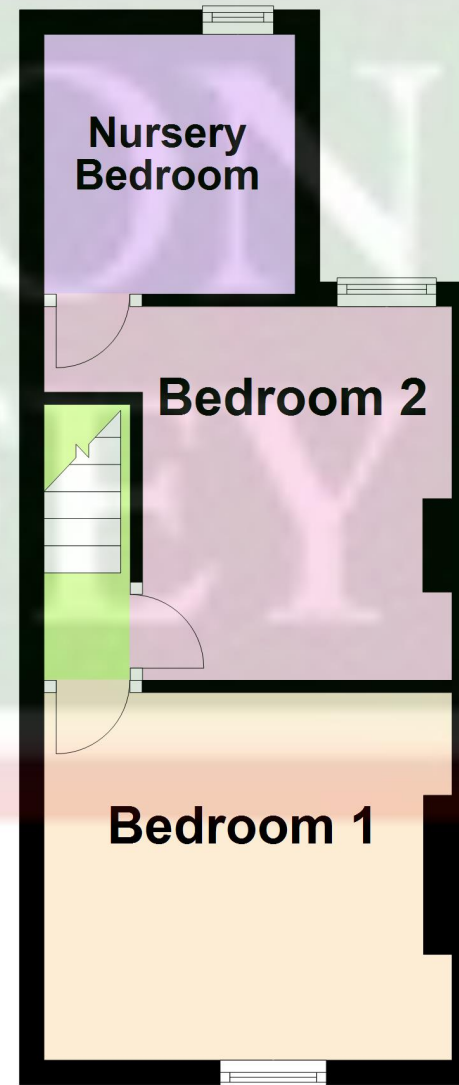
## **TENURE**

This property is for sale Freehold.

# Ground Floor



# First Floor



## VIEWING

Strictly by appointment with the agent.





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