



10 Farrow Court, King's Lynn
Guide Price £139,950

BELTON DUFFEY



10 FARROW COURT, KING'S LYNN, NORFOLK, PE30 5JE

A fully refurbished ground floor maisonette offering modern and well proportioned accommodation, close to the town centre, train & bus stations.

DESCRIPTION

A fully refurbished ground floor maisonette offering modern and well proportioned accommodation, close to the town centre, train & bus stations.

The light and airy property briefly comprises entrance hall, cloakroom and kitchen to the ground floor. On the first floor are 3 bedrooms and a bathroom. Outside, there is a sitting area leading out from the kitchen which is ideal for alfresco dining and overlooks the historic properties of All Saints Street.

SITUATION

The property is situated close to the town centre with a regular bus service, local shops, primary and secondary schools with good access to the Queen Elizabeth Hospital and various industrial estates. The railway station and town library are within walking distance.

ENTRANCE HALL

2.05m x 5.95m (6' 9" x 19' 6") both max. UPVC door with frosted panel to outside, electric wall heater, storage cupboard with electric trip switches and meter, staircase to first floor and door into cloakroom.

CLOAKROOM

Low level WC, pedestal wash hand basin and frosted window.

KITCHEN

3.64m into window recess x 3.44m (11' 11" into window recess x 11' 3") Fitted worktops with stainless steel sink unit and mixer tap, splashbacks, cupboards and drawers under, space for cooker and space for fridge, large windows overlooking All Saints Street, frosted UPVC door to rear, door into hall and sliding door into the sitting room.

SITTING ROOM

4.05m into window recess x 3.45m (13' 3" into window recess x 11' 4") Large window with frosted side panel, recently fitted night storage heater and door into entrance hall.

FIRST FLOOR LANDING

Airing cupboard housing the water tank with storage locker above.

BEDROOM 1

4.13m into window recess x 3.46m (13' 7" into window recess x 11' 4") Large window with frosted panels and electric wall heater.

BEDROOM 2

3.72m into window recess x 3.45m (12' 2" into window recess x 11' 4") Built-in wardrobe with hanging rail and storage locker over, large window with frosted panels overlooking All Saints Street and electric wall heater.

BATHROOM

2.24m x 1.80m (7' 4" x 5' 11") P-shape panelled bath with Triton T80 electric shower over, low level WC, pedestal wash hand basin with splashback, heater chrome towel rail, frosted window and vinyl flooring.



OUTSIDE

Leading out from the kitchen is a paved area, ideal for sitting or dining out with views over the historic Grade II listed properties of All Saints Street.

LEASE

For lease information please contact the agent.

DIRECTIONS

From the Agent's office, on foot, proceed along Tower Street and into Tower Place. At the Millfleet proceed straight over heading through Hillington Square. When you reach the Church on your left, turn right into Farrow Court where No.10 will be seen around to the left.

OTHER INFORMATION

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Council Tax band A.

Electric heating.

EPC - C.

TENURE

This property is for sale Leasehold.

VIEWING

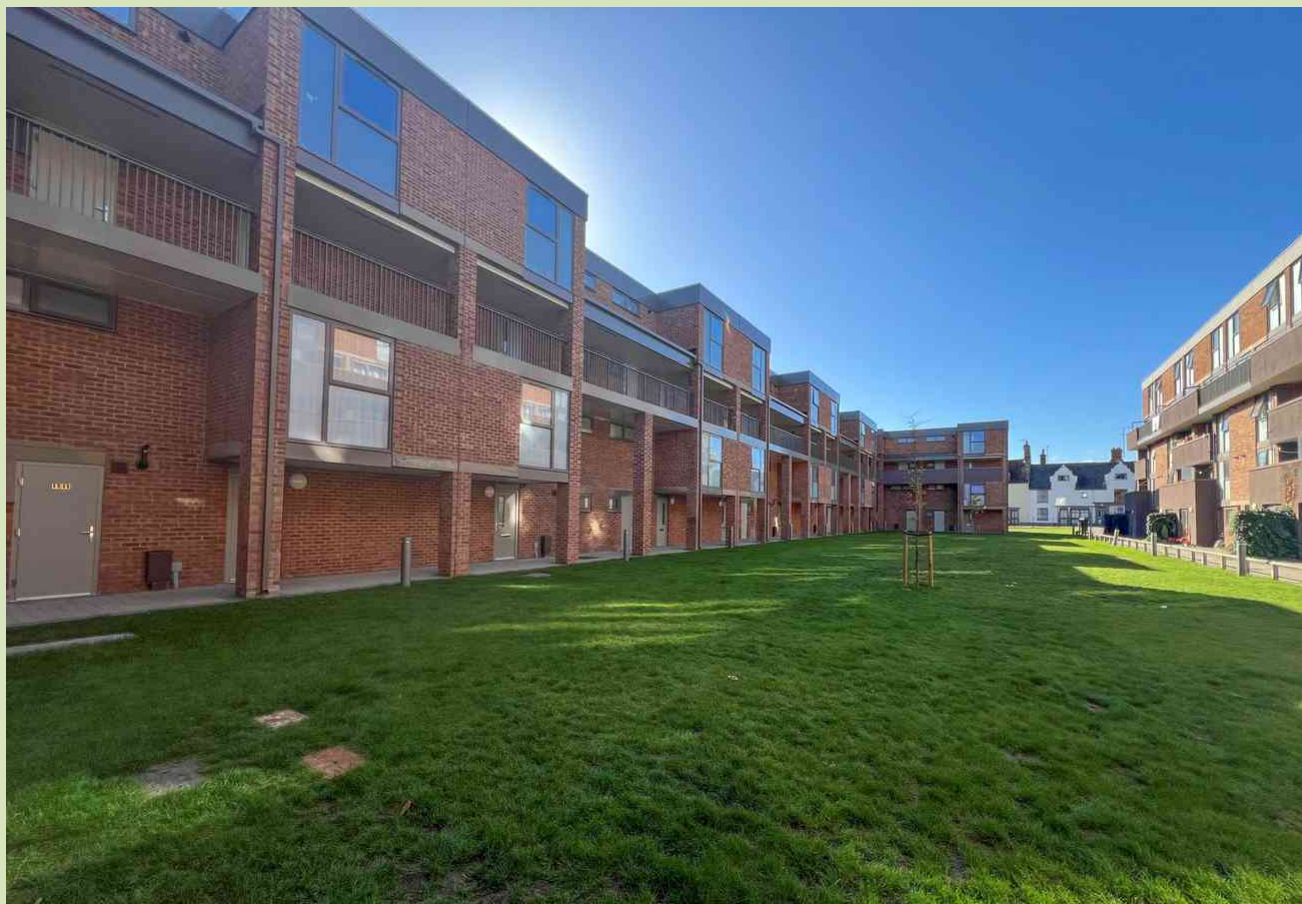
Strictly by appointment with the agent.



AWAITING

FLOORPLAN





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