



**15 Thomas Street , King's Lynn**  
**Guide Price £119,950**

**BELTON DUFFEY**



# 15 THOMAS STREET KING'S LYNN, NORFOLK, PE30 5QP

A period one double bedroom, end terraced house with enclosed courtyard, being situated in a convenient location.

## DESCRIPTION

A period one double bedroom, end terraced house with enclosed courtyard, being situated in a convenient location.

The accommodation briefly comprises; sitting room and a kitchen with pantry to the ground floor.

On the first floor is a double bedroom with en-suite bathroom.

The property is installed with gas fired central heating and double glazing.

Outside, the property benefits from an enclosed courtyard to the rear with pedestrian gated access.

## SITUATION

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

3.68m x 3.53m max (12' 1" x 11' 7" max) Tiled floor, understairs cupboard, fitted shelves and cupboard, radiator, stairs to first floor.

## KITCHEN

2.58m x 1.91m (8' 6" x 6' 3") A range of matching wall and base units with worktops over, stainless steel sink and drainer, tiled floor, Worcester 28 cdi gas fired central heating boiler, radiator, space for fridge, door leading to courtyard.

## WALK IN PANTRY

1.67m x 1.2m (5' 6" x 3' 11") Tiled Floor, window to side, fitted shelves, plumbing and space for automatic washing machine.

## FIRST FLOOR LADNING

## BEDROOM

3.68m x 3.43m (12' 1" x 11' 3") Feature fireplace, fitted wardrobe, radiator.



**EN-SUITE**

3 piece white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator.

**OUTSIDE**

To the rear of the property is a courtyard with access gate.

**DIRECTIONS**

From King's Lynn town centre, proceed out of town on London Road. Proceed along turning left before you reach the South Gates roundabout into Guanock Terrace. Proceed along here (a one-way street) taking the third right hand turning into Goodwins Road. Continue along here taking the next right hand turning into York Road. Proceed down here taking the right hand turning into Thomas Street where the property will be seen ahead of you.

**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

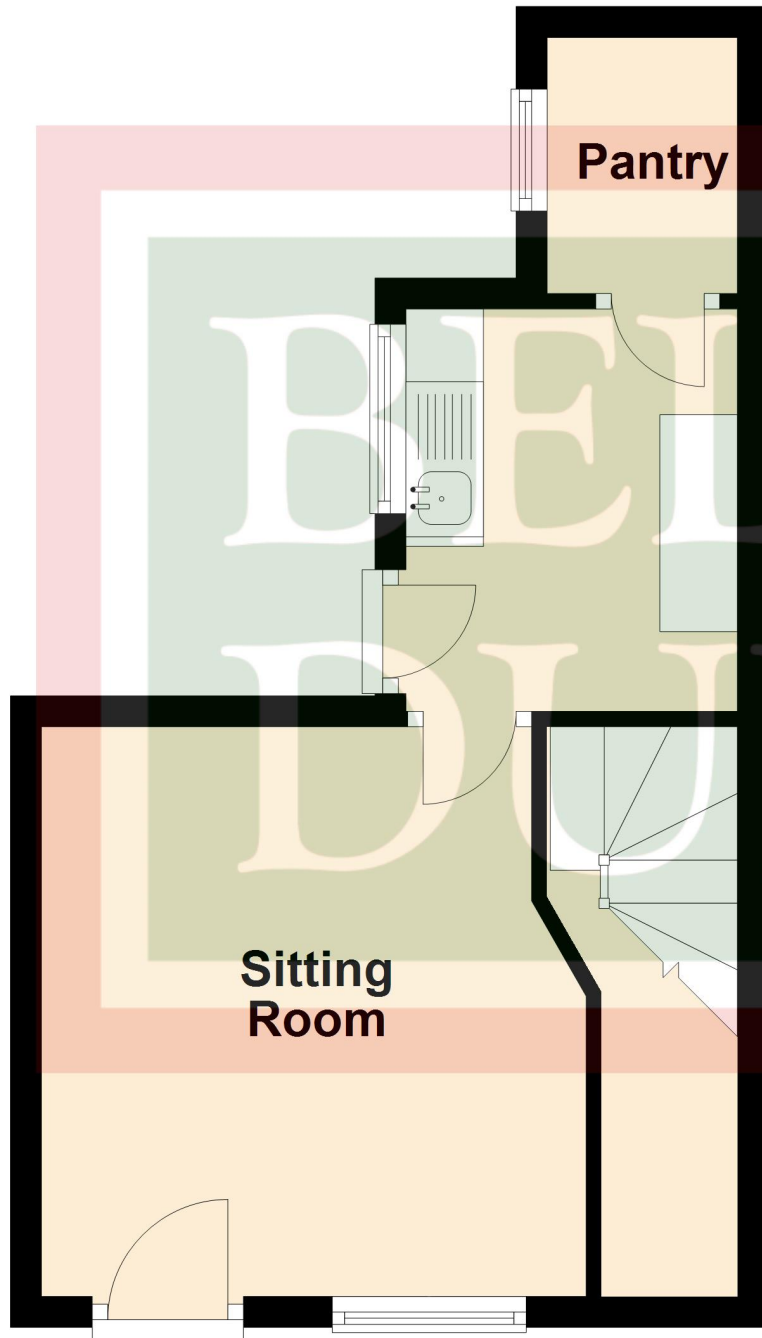
**TENURE**

This property is for sale Freehold.

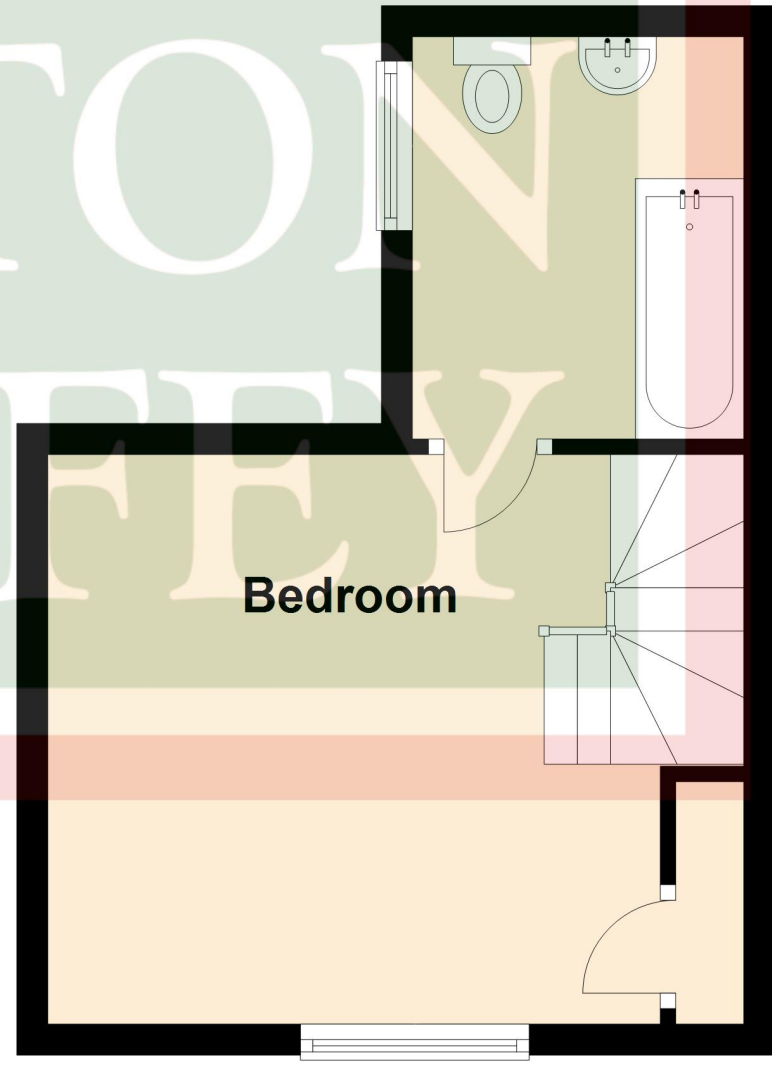
**VIEWING**

Strictly by appointment with the agent.

# Ground Floor



# First Floor







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