



6 Edward Street, King's Lynn
Offers Over £150,000

BELTON DUFFEY



6 EDWARD STREET, KING'S LYNN, NORFOLK, PE30 5QS

A 2 bedroom end-terrace period house, situated in a convenient and popular location with courtyard and garden shed. NO CHAIN.

DESCRIPTION

A 2 bedroom end terrace period house, situated in a convenient and popular location with courtyard and garden shed. NO CHAIN.

The property is situated in the popular Chase area and is installed with gas central heating and double glazing and retains many interesting features which include: deep skirtings, picture rails, wooden panelled internal doors, quarry tiled floors and wooden floors.

The accommodation briefly comprises entrance hall, sitting room/dining room, kitchen, utility area and shower room to the ground floor. On the first floor are 2 bedrooms and a bathroom.

Outside, the property has a rear courtyard with garden shed.

The Agents recommend an early inspection of this property which would be suitable for first time buyers or investors.

SITUATION

Edward Street is situated in the popular and convenient 'Chase Area' which is a residential area being close to the town centre with its regular bus service, local shops, primary and secondary schools. There is good access to the Queen Elizabeth Hospital, as well as the various industrial estates. The railway station and town library are within walking distance and The Walks park area.

ENTRANCE HALL

3.18m x 1.63m max, narrowing to 0.83m (10' 5" x 5' 4" max, narrowing to 2' 9") UPVC door to outside, corner shelf with electric trip switches and meters under, radiator, stone flooring, mirror, coat hooks and door into sitting room/dining room.

SITTING ROOM/DINING ROOM

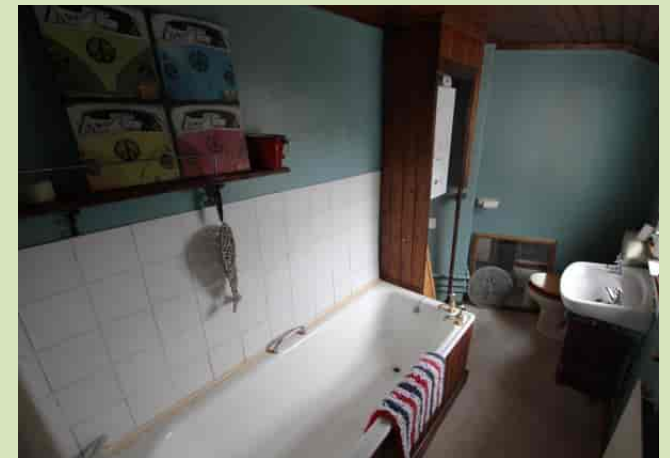
6.40m x 3.54m into recess, narrowing to 2.53m (21' 0" x 11' 7" into recess, narrowing to 8' 4") Window to front and window to rear, wooden floor, 2 radiators, recessed built-in bookshelves, 2 chimney breast recesses with tiled hearths, 2 understairs storage cupboards and opening into kitchen.

KITCHEN

2.76m x 1.66m into door recess (9' 1" x 5' 5" into door recess) Worktops to 2 sides with Butler sink unit and wooden drainer, storage under, white gloss cupboards and drawers under, matching wall units, shelf, space for cooker with stainless steel splashback and extractor over, window to side with extractor, quarry tiled floor, UPVC door to outside and opening to utility area.

UTILITY AREA

1.96m x 1.42m (6' 5" x 4' 8") Window to side, radiator, space for fridge freezer, plumbing for washing machine, quarry tiled floor and door into shower room.



SHOWER ROOM

2.73m into shower recess x 1.11m (8' 11" into shower recess x 3' 8") Low level WC, wash hand basin, frosted window to side, radiator, tiled shower recess with Triton T80xr shower.

FIRST FLOOR LANDING

Loft access.

BEDROOM 1

4.76m max into recess x 3.19m (15' 7" max into recess x 10' 6") Feature fireplace , window to front, built-in cupboard with hanging rail and shelves, radiator and further built-in cupboard with shelving.

BEDROOM 2

3.17m max into recess x 3.10m (10' 5" max into recess x 10' 2") Radiator, window to rear, built-in storage cupboard with hanging rail and shelves, door into bathroom.

BATHROOM

2.82m into door recess x 1.53m (9' 3" into door recess x 5' 0") Three piece suite comprising panelled bath, low level WC, wash hand basin, radiator, part frosted window to side, vinyl flooring and recess housing the Glow.worm Flexicom 30cx boiler.

OUTSIDE

The property has a courtyard with garden shed and pedestrian gated access leading to Robert Street. The rear courtyard is enclosed by walled boundaries.

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 Place. Proceed along and taking the first right into Charles Street and then next left into Robert Street. Continue along and take the first left hand turning into Edward Street, where the property will be found, at the end, on the right 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

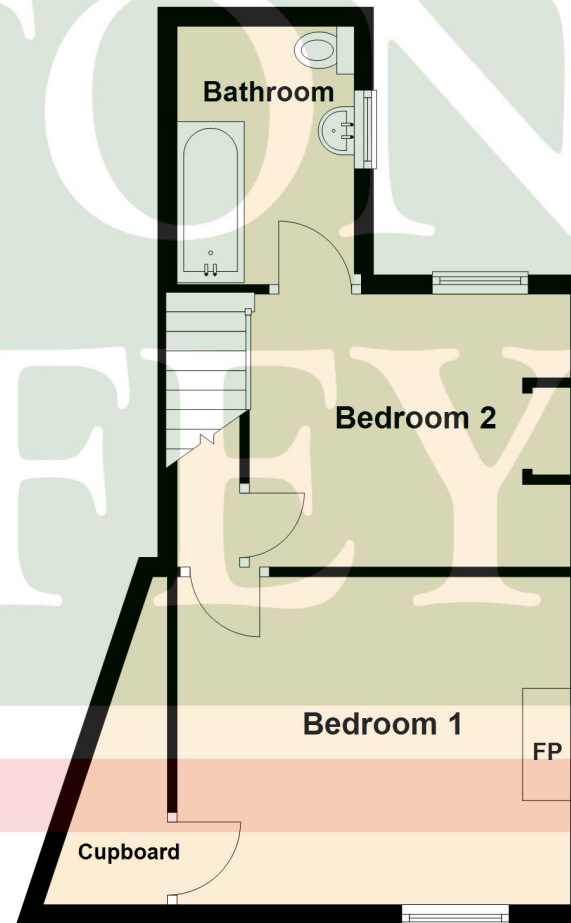
Ground Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Total area: approx. 75.5 sq. metres (813.2 sq. feet)

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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