



NEWSON & BUCK
ESTATE AGENTS

11 St Ann's Fort
King's Lynn
Norfolk
PE30 1QS

£189,995

Welcome to 11 St Ann's Fort - This attractive mid-terrace town house is ideally positioned in a highly sought-after and convenient town centre location, yet tucked away in a quiet and discreet setting. The property enjoys immediate access to a wide range of amenities including shops, cafés, restaurants and leisure facilities, while the mainline railway station is within easy walking distance, making it particularly appealing to commuters and those seeking a central lifestyle without compromise. The accommodation offers a welcoming lounge and a well-appointed kitchen/diner ideal for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms served by a modern bathroom. Externally, the property benefits from a private courtyard area, providing a pleasant outdoor space, along with the added convenience of allocated parking.

- TOWN CENTRE LOCATION
- TWO DOUBLE BEDROOMS
- KITCHEN/DINER
- LOUNGE
- REAR COURTYARD GARDEN
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY/INVESTMENT
- CLOSE WALKING DISTANCE TO TRAIN & BUS STATION



Lounge

14' 04" x 11' 09" (4.37m x 3.58m) Composite entrance door, stairs to first floor, laminate flooring, Sash Window to front aspect, radiator, built in under stairs storage, opening to

Kitchen/Diner

14' 09" x 8' 00" (4.50m x 2.44m) tiled flooring, range of base and wall cabinets, worktops, inset sink with mixer tap over, window to rear aspect, radiator, space for under counter fridge, under counter freezer & under counter washing machine, space for cooker, extractor over, patio doors leading to rear courtyard

Landing

Carpeted, loft access, doors leading to

Bedroom

9' 09" x 12' 03" (2.97m x 3.73m) Carpeted, radiator, window to front aspect, built in wardrobe, over stairs storage cupboard

Bedroom

9' 02" x 9' 04" (2.79m x 2.84m) Carpeted, radiator, window to rear aspect

Bathroom

5' 11" x 5' 11" (1.80m x 1.80m) Tiled surround, p shaped bath with electric shower over, vanity unit with storage and inset sink with tap, low level flush w/c, window to rear aspect, towel radiator

External

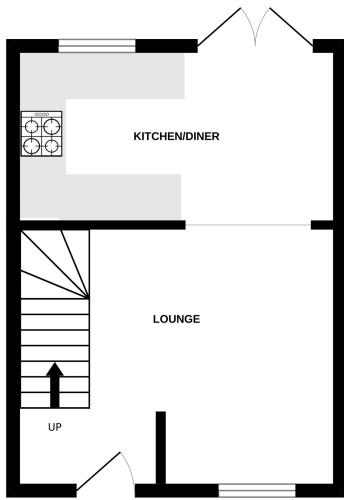
To the rear, a brick walled courtyard provides an excellent space for the summer months taking advantage of the south facing aspect - to the front an allocated parking space provides parking for one vehicle.

Council Tax - A

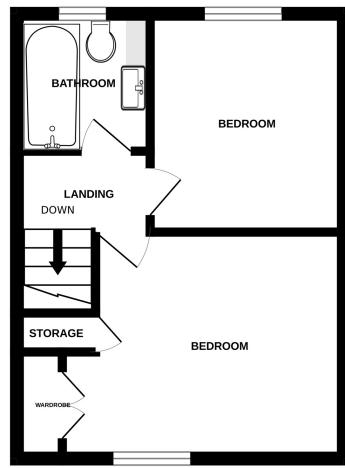
EPC - Awaiting



GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.2 sq.m.) approx.

Whilst every effort has been made to ensure accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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