



THE STORY OF

205 Saddlebow Road

King's Lynn, Norfolk

SOWERBYS



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205 Saddlebow Road

King's Lynn, Norfolk
PE30 5BW

- Sold Chain Free
- Mid-Terrace House
- Spacious Sitting Room
- Kitchen/Dining Area with Access to Rear Garden
- Two Double Bedrooms

- Family Bathroom on the First Floor
- Enclosed Rear Garden
- Ideal Project
- Located on the Edge of King's Lynn

On the edge of King's Lynn, 205 Saddlebow Road presents an exciting chance for those who yearn to unleash their creativity. An investment for its current owners, for the past 13 years, the opportunity is ripe for someone else to take the reins and make this their own - whether it be as a wise investment or a cosy first home.

The entrance leads to a capacious sitting room with dual aspect windows and two fireplaces, brimming with potential for those with an imaginative mind to transform it into a stunning and tranquil retreat.

The kitchen/dining area, at the rear of property, are also of generous proportions and offers access to the fully enclosed rear garden. Upstairs, two double bedrooms and a family bathroom can be found off the landing.

Conveniently, there is a space for parking at the front of the property, while a well-manicured lawn and storage shed at the rear complete the picture.

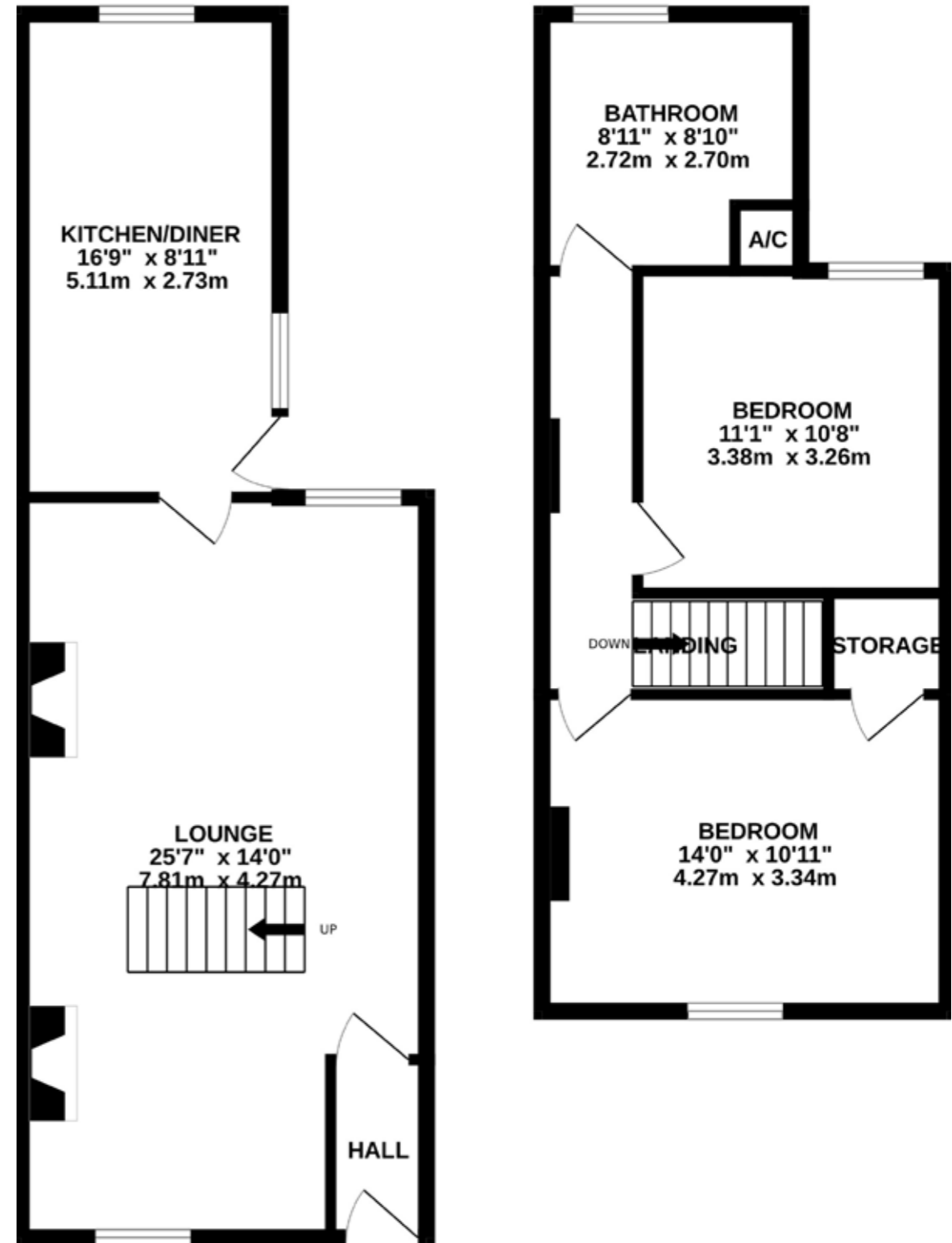
If you're looking for a property to invest in, or the ideal canvas to create your first home, then 205 Saddlebow Road is the ideal opportunity which should not be missed...

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GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



King's Lynn

IN NORFOLK
IS THE PLACE TO CALL HOME



Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the

Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from Sowerbys



Hunstanton, with its famous striped cliffs, is only a 30 minute drive away.

“King's Lynn offers many amenities, but has the added bonus of being close the Norfolk coast.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 9539-3220-9109-0605-0202

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

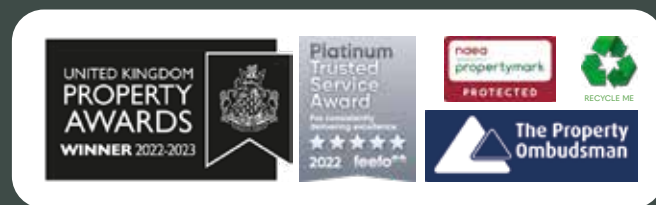
Freehold.

LOCATION

What3words: ///longer.bars.anyone

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SOWERBYS



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