

LANDLES



6 Beulah Street | King's Lynn



The 2 bedroom mid-terraced house in a most convenient and sought after location off Wootton Road. Close to local schools, sports centre and amenities.

Prime refurb opportunity awaits - tailor this space to your vision.

Purchase Price £175,000

Folio: B/509 ts



- Entrance Hall
- Living Room
- Kitchen
- Dining Room
- 2 Double Bedrooms
- Bathroom



- Ground floor shower room & WC
- Gas Central Heating
- Driftway with access to timber Garage
- Off Street Parking

Beulah Street, nestled in the heart of the Gaywood area of King's Lynn, is a charming residential road off Wootton Road. **6 Beulah Street** is a delightful mid-terraced Victorian property with a unique location, offering a quiet retreat within proximity to the thriving amenities of King's Lynn town centre, Gaywood, and the Wootton's. This house now presents an excellent opportunity for those seeking a project, as it requires a full refurbishment to unlock its full potential. There is the particular advantage of driftway access to the rear of the garage and providing off street parking. An ideal prospect for those with a vision for transformation.

King's Lynn, a historic Norfolk market town, ensures a rich tapestry of local amenities. From the town centre to nearby Hardwick Retail Park, residents enjoy a diverse array of options. The property's strategic location ensures easy access to transportation, with the mainline railway connecting to London Kings Cross via Ely and Cambridge, as well as the A47 trunk road providing swift routes to Norwich and Peterborough, all within approximately one hour. Embrace the charm of the Norfolk countryside, with Royal Sandringham and the renowned North Norfolk coastline just a short drive away.

Entrance Hall

With glazed UPVC door, decorative corbelled arch, room thermostat, radiator, and BT telephone point.

Living Room

10' 11" x 12' 11"

With open fireplace, tiled surround, hearth, and point for gas, Radiator with thermostat.

Dining Room

11' 2" x 12' 11"

With an opening through a glazed door, an open fireplace with tiled surround and hearth, an arched recess to understairs storage, point for wall light, and Radiator with thermostat.

Kitchen

8' 7" x 10' 6"

With fitted wall and base units, worktops and tiled surrounds, stainless steel sink and drainer, 4 ring gas hob, fitted oven, space for undercounter washing machine, plumbing for dishwasher and glazed door to...

Rear Lobby

6' x 7' 2"

With half glazed UPVC rear door, radiator, and thermostat.

Shower Room

5' 4" x 7' 5"

With tiled shower cubicle with glazed door, electric shower, low level WC, hand basin, extractor fan and radiator.

Stairs to First Floor Landing

Fitted cupboard and hatch to roof space.

Bedroom 1

14' 2" x 12' 11"

South facing with decorative old iron fireplace, fitted shallow cupboard, radiator, and thermostat.

Bedroom 2

8' 10" x 12' 11"

With decorative old iron fireplace, radiator, and thermostat. Damp on rear wall.

Bathroom

8' 6" x 10' 5"

With shower & bath, tiled surrounds, vanity hand basin, low level WC, extractor, radiator and thermostat, cupboard with wall mounted 'Ideal' Gas combi boiler (CH & WH)

Outside Front

Set back from road garden – laid to gravel for easy maintenance. Front wall & iron gate with concrete pathway.

Outside Rear

14' x 58' 9" (approx.)

With paved patio & pathway leading to rear, garden area, rear gate to driftway from Beulah Street, **Timber Garage** (14' x 10') and parking apron.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band 'B' with a current annual charge of £1626.26, 2023/2024.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, LANDLES

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, LANDLES

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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