

LANDLES



4 Checker Street | King's Lynn | Norfolk



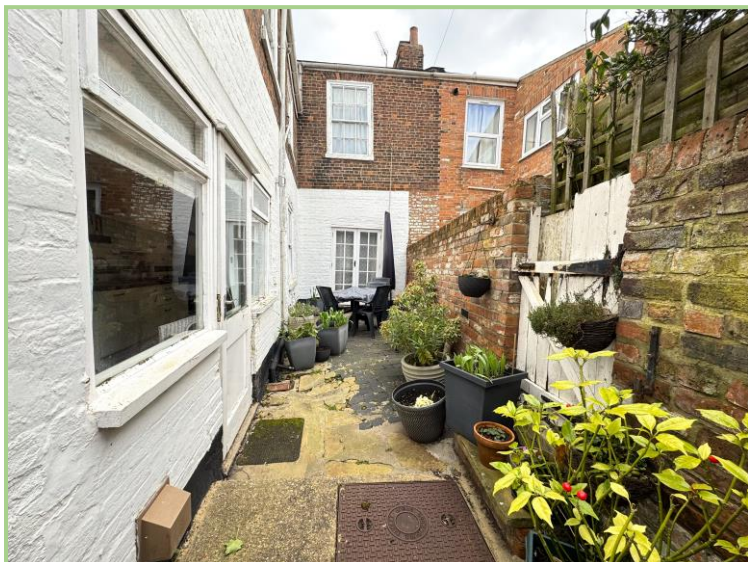
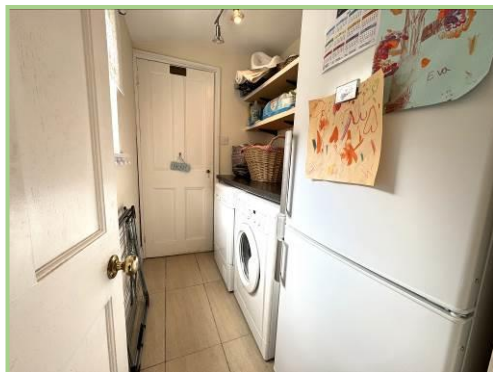
The deceptively spacious 3 bedroom terrace house nestled in a corner of Checker Street, within the popular "Friars" area of King's Lynn. Benefitting from generous sized rooms with tall ceilings and a walled courtyard garden to the rear.

Offered to the market with No Onward Chain

Purchase Price £220,000

Folio: C/478ts





- Entrance Hall
- Dual Aspect Living Room / Diner
- Breakfast Kitchen
- Utility Area & Downstairs WC
- Stairs to First Floor Landing
- 3 Bedrooms



- Study / Dressing Area
- Bathroom
- Front Garden with Attractive Bay Tree
- Rear Courtyard Garden
- Popular Location in "The Friars" - Conservation Area

Located on Checker Street, a conservation area within the popular "Friars", is this deceptively spacious 3 bedroom terrace house. Known as "Bay Tree House", the property is understood to date back to the early – mid 1800's and features an attractive front façade faced in Flemish bond brickwork with large sash windows. There is a generous amount of well laid out accommodation on offer extending to C.1,300 sqft with tall ceilings throughout including a 22' breakfast kitchen with contemporary fitted units, a larger than average bathroom with fitted four piece suite and useful utility area with WC to the ground floor. Externally to the rear of the property, there is a low maintenance courtyard garden which enjoys a West facing aspect, ideal for summer evenings. The front of the property is set back from Checker Street with a walled and gated frontage along with a delightful, mature bay tree adding to the properties curb appeal. Only a short ½ mile walk to the town centre, this is a most convenient position for access to all amenities. The town of King's Lynn is steeped in history, dating back to the 12th century and once part of the Hanseatic League. Situated on the bank of the River Great Ouse, the town is well known for its two impressive market squares, South Quay and picturesque "Walks" park. The town well serves its local residents with a variety of shopping amenities both on the high street and the nearby Hardwick Retail Park situated on the Southern outskirts of the town. There is a mainline railway station direct to London Kings Cross via Ely & Cambridge along with frequent bus routes from the towns bus station. There are good road links including the A47 to Norwich & Peterborough, A10 to Ely & Cambridge and A17 to Lincolnshire. The renowned North Norfolk coastline is only a short drive away via the nearby seaside town of Hunstanton and Royal Sandringham Estate which is around 20 minutes by car.

NOTE: The property has been let out for a number of years. Usual steps are in motion for vacant possession – further details available from the agents.

Entrance Hall

With panelled entrance door & fanlight window above, tiled floor, skirting, coving, radiator with thermostatic valve, BT telephone point, understairs cupboard.

Living Room / Diner 24' 2" x 14' 5" (7.37m x 4.39m) (max)

Dual aspect with large sash window to front aspect, French doors to the garden, skirting, coving, 2x radiators with thermostatic valves and alcoves with shelving.

Breakfast Kitchen 22' 1" x 6' 8" (6.73m x 2.03m)

With fitted wall & base units, fitted worktops, electric oven, 4 ring gas hob with extractor hood above, tiled surrounds, tiled floor, 2x radiators with thermostatic valves, ceiling spotlights, point for a wall light and door to garden.

Utility Area 6' 11" x 4' 7" (2.11m x 1.4m)

With point & space for a washing machine, tiled floor and radiator with thermostatic valve.

Downstairs WC

With low level WC, pedestal hand basin, tiled surround, tiled floor and radiator with thermostatic valve.

Stairs to First Floor Landing

With half landing, wooden balustrade with painted spindles and hatch to loft space.

Bedroom 1 12' 10" x 11' 8" (3.91m x 3.56m)

With large sash window, alcoves, column style radiator with thermostatic valve and exposed wooden flooring.

Bedroom 2 11' 7" x 11' 5" (3.53m x 3.48m)

With sash window, alcove cupboards, decorative fireplace and radiator with thermostatic valve.

Bedroom 3 13' 1" x 6' 11" (3.99m x 2.11m)

Dual aspect, radiator with thermostatic valve, hatch to loft space and airing cupboard housing gas fired boiler.

Study / Dressing Area 7' 5" x 7' (2.26m x 2.13m)

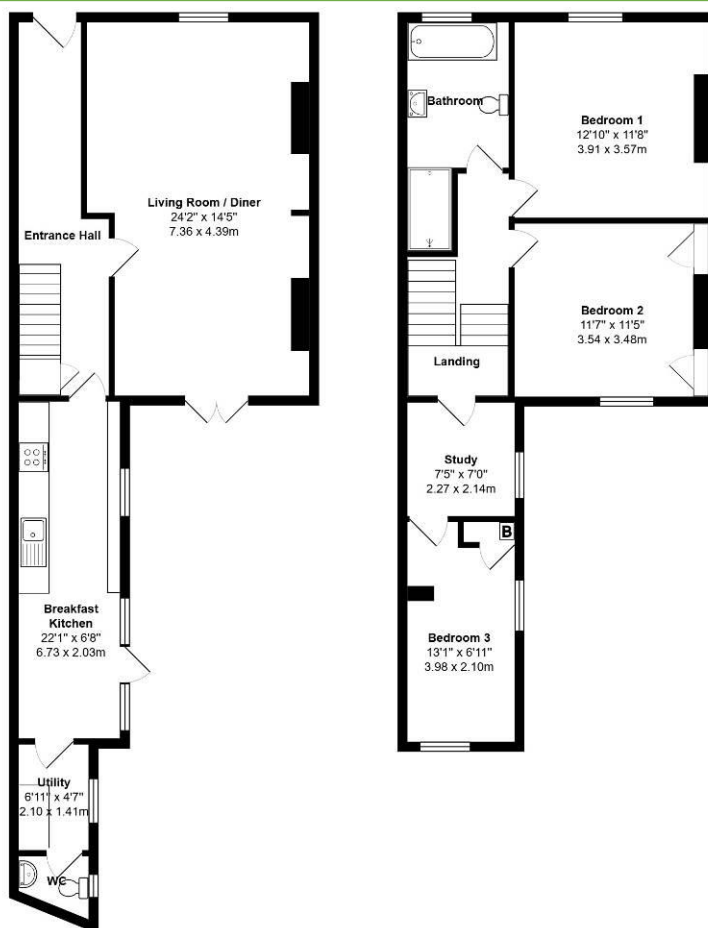
Radiator with thermostatic valve.

Bathroom

With low level WC, pedestal hand basin with mixer tap, bath with mixer tap and wood panelled front, walk in shower with Mira digital thermostatic shower, tiled surrounds, exposed wooden floor, towel radiator, ceiling spotlights and extractor.

Outside

The front of the property sits nestled in a corner with a walled front garden, gravel garden area with prominent bay tree and path to the front door. To the rear there is a West facing walled courtyard garden laid to concrete and paving.



4 Checker Street, King's Lynn, Norfolk PE30 5AS

Area: 1309 ft² ... 121.6 m²

Illustration for identification purposes only. All measurements are approximate and not to scale.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 67 D | 87 B |
| 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 "C" with a current annual charge of £2,039.41, 2025/2026.

Tenure Freehold.

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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