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Townhouse 3, 10 King Street, King's Lynn, Norfolk

A delightful and newly converted two bedroom townhouse set in a Grade II Listed building situated in a historic location within the heart of the town centre.



THE BUILDING/DEVELOPMENT

10 King Street is a conversion of a Grade II Listed building of former offices into three townhouses, a first floor apartment and a ground floor office. The historic building retains much of the character of the past and has been thoughtfully designed. The townhouses are accessed through an archway from the main King Street, giving a sense of privacy whilst being located within the heart of a historic location. The properties are located within close proximity to the shops and restaurants, in an area which has undergone significant rejuvenation with further plans for improvements.

DESCRIPTION

Townhouse 3 is to the rear of the building, an end terrace, the property has a feature curved external wall. Accommodation comprises a good sized open plan sitting/dining room and kitchen on the ground floor, with newly fitted kitchen with built in appliances there is an under stairs storage cupboard. Upstairs has high ceilings with a light and airing landing, two double bedrooms and family bathroom. There is electric central heating (radiators) throughout. The kitchen has a wide range of storage space along with fitted integrated appliances, there is a breakfast bar for informal dining. The bathroom has a P-shaped bath with rain effect shower.

DIRECTIONS

From our town centre office on the Tuesday Market Place turn left, at the crossing turn left onto King Street. 10 King Street can be found approximately halfway along on your left hand side, with the townhouses access via the archway.

LOCATION

The market town and seaport of King's Lynn is steeped in history. Situated on the banks of the River Ouse, the town still has a thriving fishing industry. There is a wide range of cultural, leisure and shopping facilities including a theatre, museum and a pedestrianised shopping centre. The town has many medieval buildings in the historic quarter. There are numerous restaurants and bars for entertaining, eating and drinking. Supporting a population of over 42,000 is the Queen Elizabeth Hospital, several primary schools, three secondary schools and a college. The seaside town of Hunstanton and the North Norfolk Coastline is approximately 15 miles to the north. A mainline railway station provides direct access into London's King's Cross, Cambridge and Ely.

ACCOMMODATION



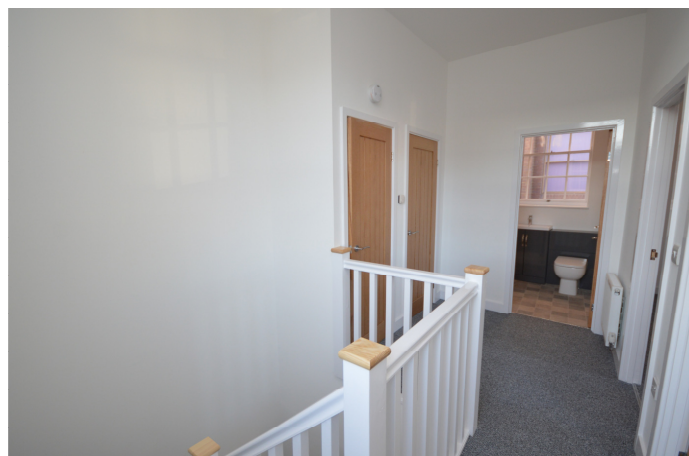
KITCHEN/DINING/SITTING ROOM

Entrance door to side, three windows to front and side, the kitchen has a wide range of wall and base units with wood effect worktops, built in appliances include, sink and drainer with mixer tap, integral oven and hob with cooker hood and extractor fan over, built in fridge/freezer and washing machine, breakfast bar for informal dining.



LANDING

Stairs from first floor, two storage cupboards.





BEDROOM

Two windows to front and side, radiator.



BEDROOM

Window to side and rear, radiator.



BATHROOM

Window to front, panelled bath with glass shower screen and rain effect shower over, low level wc with hidden cistern, vanity unit with wash hand basin and mixer tap, wall mounted heated towel rail.



SERVICES

Electric central heating

Mains electricity, water and drainage.

Tenure: Freehold.

Postcode: PE30 1ES.

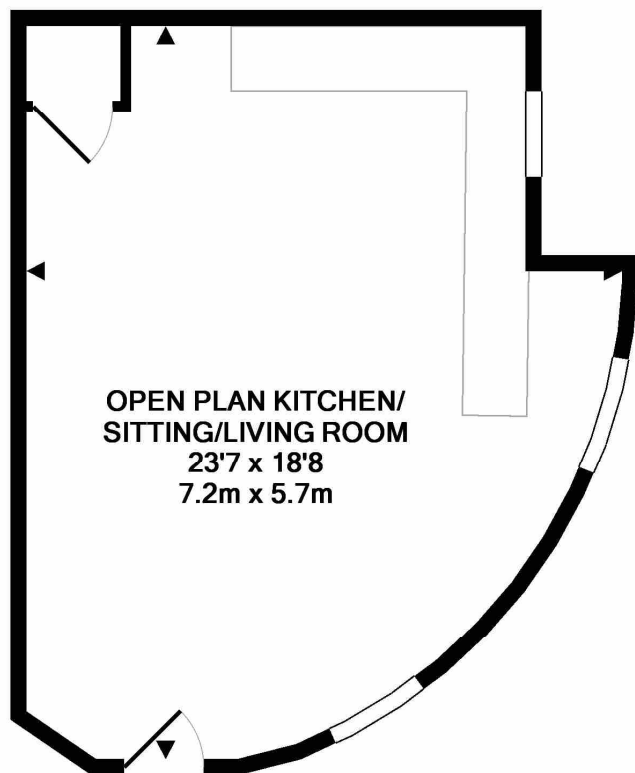
EPC: Not required.

GENERAL REMARKS and STIPULATIONS

All measurements are maximums.

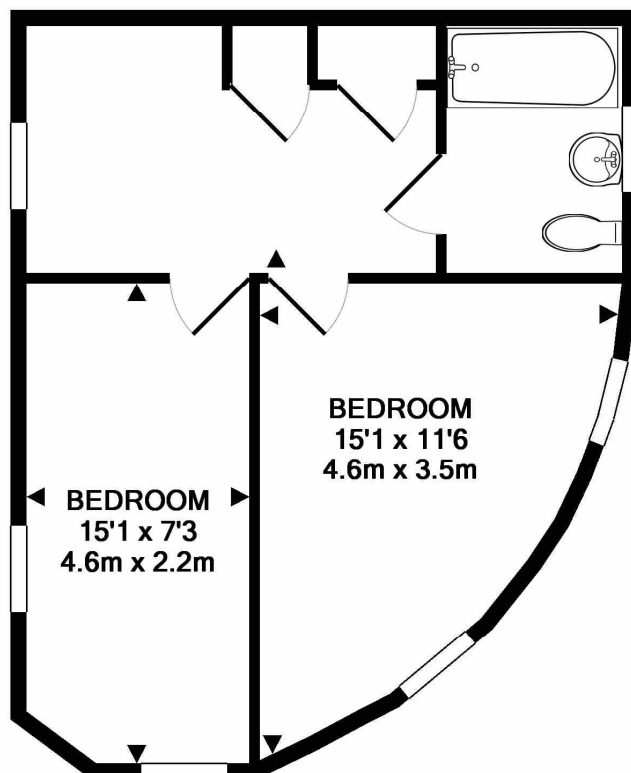
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only. Accuracy and proportions should be checked by prospective purchasers at the property.



**OPEN PLAN KITCHEN/
SITTING/LIVING ROOM**
23'7 x 18'8
7.2m x 5.7m

GROUND FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.1 SQ.M.)



BEDROOM
15'1 x 7'3
4.6m x 2.2m

BEDROOM
15'1 x 11'6
4.6m x 3.5m

1ST FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 736 SQ.FT. (68.4 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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