

18 Carmelite Terrace, King's Lynn, PE30 5AF

22912



*** End Terrace House * Two Double Bedrooms * Two Reception Rooms *
* Close to Town * Courtyard Garden * Gas Central Heating * No onward chain ***



£149,995

ESTATE AGENTS
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Russen & Turner is the trading name of Russen and Turner Ltd
A company registered in England & Wales. Company No. 4899005
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

BRIEF DESCRIPTION:

Russen & Turner are delighted to offer to the market with no onward chain, this two bedroom, end-terrace house set in a conservation area close to the town.

This well presented property offers a good level of flexible accommodation which briefly compromises; Entrance hallway, Two reception rooms both of a good size, inner hall with stairs to the first floor and small storage cupboard, kitchen with fitted units, space for a freestanding cooker and door into the courtyard garden, the kitchen opens into a utility space with worktops and high levels units. The first floor are the two double bedrooms, the master measuring 16ft. On the first floor there is also the family shower room with WC, wash basin, shower and airing cupboard.

Outside there is a low maintenance, south facing, courtyard garden, the current owners have also added a set of double gates that provide access onto the road, they use this space for parking a small vehicle off-road.

The home is fully PVCu double glazed and has gas central heating.

Council Tax Band: A.

EPC RATING: D

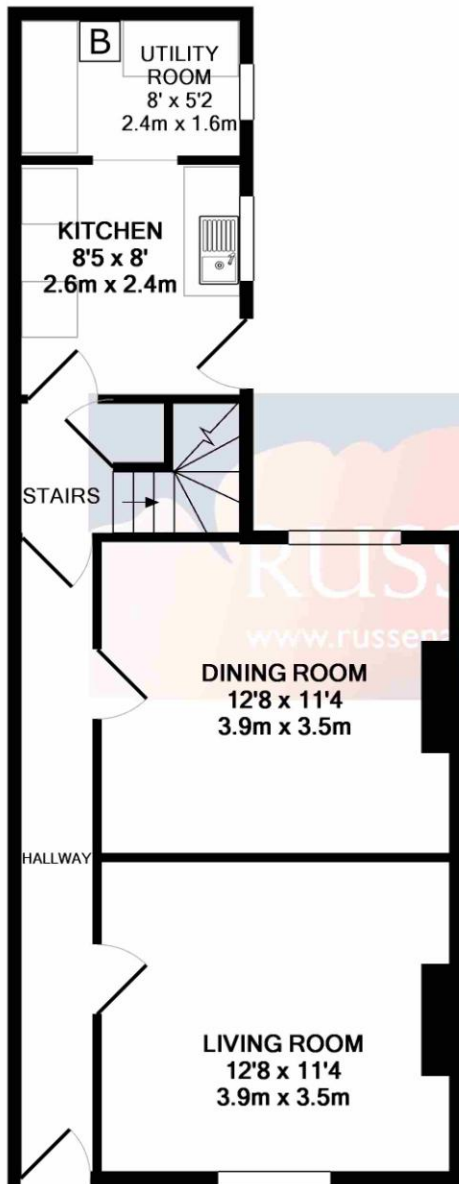
LOCATION:

King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

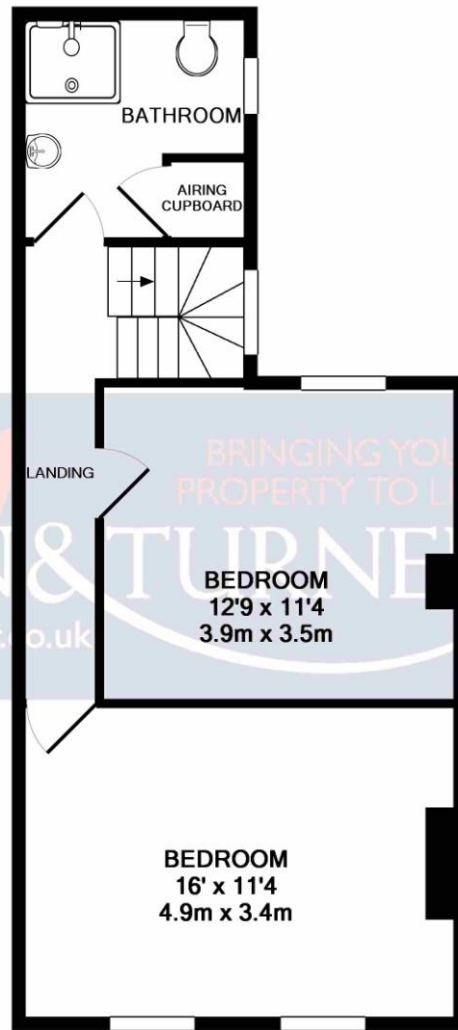
HOW WE CAN HELP:

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.





GROUND FLOOR
APPROX. FLOOR
AREA 496 SQ.FT.
(46.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 950 SQ.FT. (88.2 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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Please note that Russen & Turner are committed to following the guidelines set out by the EU's Second Money Laundering Directive which was laid out before parliament at the end of November 2003, the regulations apply from 1st of March 2004. This involves offences under the Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001) and the Proceeds of Crime Act 2002.

