

## 11 Goodwins Road, King's Lynn, PE30 5QX

**DRAFT DETAILS**

11747



**\* Three Double Bedrooms \* Mid-Terrace House \* Three Reception Rooms \*  
\* Popular Location \* Original Features \* Gas Central Heating \***



# £209,995

**ESTATE AGENTS**  
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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 this three bedroom, mid-terrace house in the very popular 'Chase Area' of King's Lynn.

Set over three floors the home offers a fantastic level of flexible, family accommodation with an abundance of original features throughout including tiled floors, feature fireplaces, high ceilings and sash windows. The entrance hallway leads you through the home and into the 15ft bay fronted living room with large feature fireplace and open fire, double doors lead into the dining room, again with a fireplace. Back into the hallway and you are lead into the kitchen with low level units and space for a free-standing gas range cooker, the kitchen opens into the breakfast room with door into the garden and low level units. On the ground floor there is also a WC/Utility room with worktop, space for a washing machine and dryer, and the boiler.

Up the stairs to the first floor you will find two of the three double bedrooms, the 16ft bay fronted master bedroom boats another feature fireplace, the second bedroom has a built in storage cupboard and another fireplace. On this floor you will also find the family bath room with three piece fitted suite and separate shower.

Stairs from the first floor landing lead you up and into the 18ft third bedroom, with large feature fireplace and a substantial storage cupboard as well as a velux skylight to the rear.

Outside there is a small garden to the front. To the rear of the property is a low maintenance, courtyard garden which does require some attention.

The home has gas central heating and would benefit from full renovation.

**Council Tax Band: B.**

## **EPC RATING: E**

## **LOCATION:**

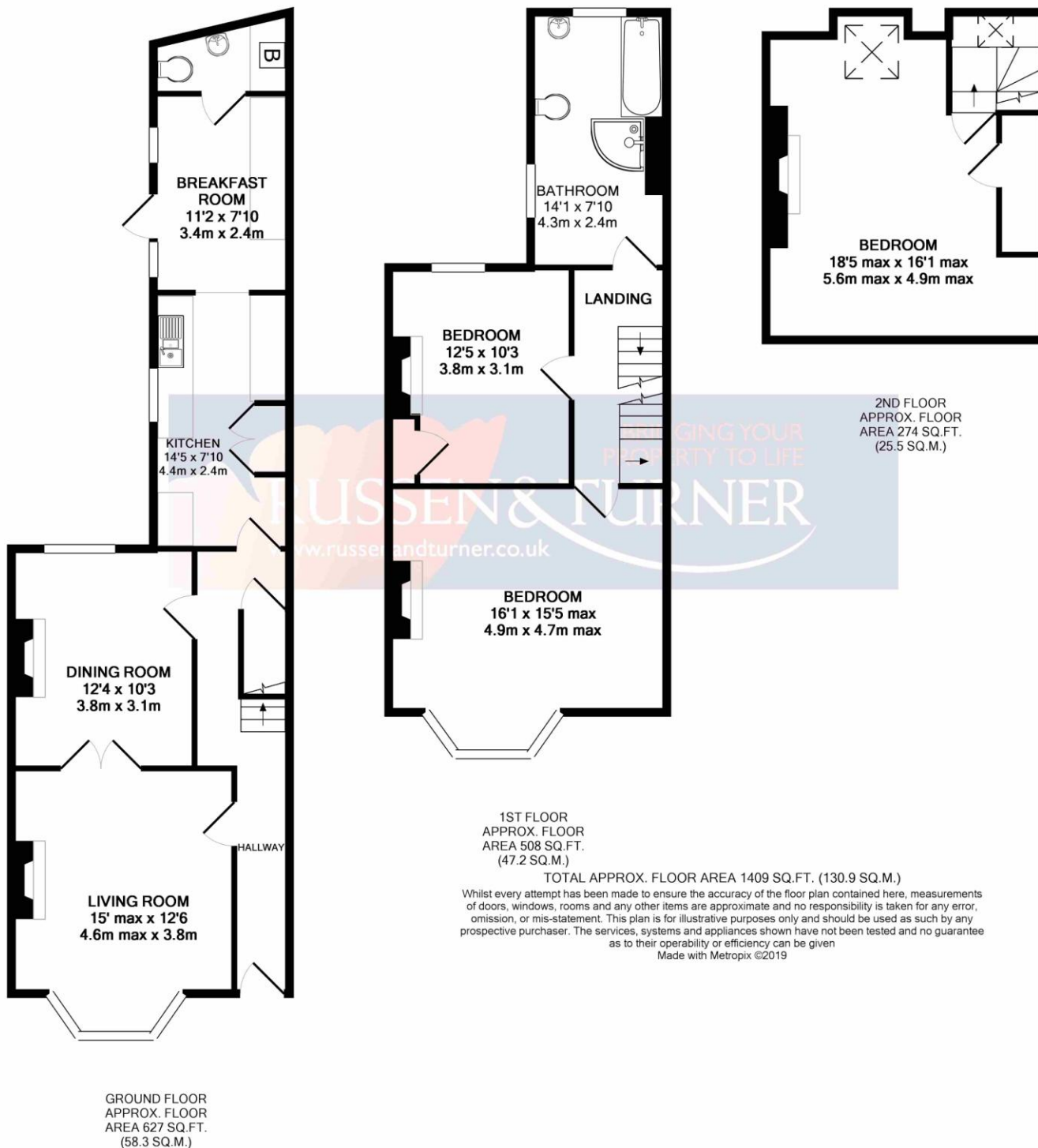
King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under 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.







This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of these particulars and the floorplan contained here, which are thought to be materially correct, though their accuracy is not guaranteed and they do not form any part of any contract, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. None of the appliances mentioned in the details have been tested and we cannot therefore guarantee their condition, operability or working order.

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