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DIRECTIONS

From Kings Lynn town, proceed out towards the South Gates, turn right into Valingers Road and continue along turning left onto South Everard Street where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



47 South Everard Street King's Lynn Norfolk PE30 5HJ

**FULLY REFURBISHED THREE STOREY, THREE BEDROOM MID
TERRACE HOUSE WITH NO UPWARD CHAIN**

King's Lynn

£290,000 Freehold

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HALLWAY Karndean flooring. Column radiator. Wood panelling to walls.	11'10 x 4'3 (3.61m x 1.30m)
CLOAKROOM Two piece suite comprising wash hand basin with mixer tap and w.c.	5'4 x 2'9 (1.63m x 0.84m)
SITTING ROOM Fitted carpet. Column radiator. Wood panelling to walls. Feature brick fireplace with provision for wood burner. Provision for T.V. Two large frosted windows to front aspect.	11'7 x 11'3 (3.53m x 3.43m)
KITCHEN/DINING AREA Range of wall, base and drawer units with solid oak worktops over. Integrated dishwasher, washing machine, fridge/freezer and electric oven and hob with extractor over. Butler style sink with mixer tap over set within solid oak worktop. French door to rear garden. Large skylight. Karndean flooring. Two column radiators. Wood panelling to walls. Feature fireplace with provision for wood burner. Understairs storage cupboard. Stairs to first floor.	24'1 x 13'8 max (7.34m x 4.17m max)
LANDING Original floorboards painted. Stairs to first floor.	10'7 x 5'2 (3.23m x 1.57m)
BEDROOM 1 Original wooden floor. Feature fireplace. Two column radiators. Two sash windows to front aspect. Door leading to Jack & Jill bathroom.	16'7 x 11'6 (5.05m x 3.51m)
BATHROOM Four piece suite comprising fully tiled shower enclosure with pre entry stop start and temperature control, hand held attachment and rainfall shower head, ball and crow slipper bath with stand pipe and mixer attachment, wash hand basin and high level pull chain w.c. Victorian style towel rail.	11'2 x 11'1 (3.40m x 3.38m)
LANDING	
BEDROOM 2 Fitted carpet. Original feature fireplace. Two column radiators. Exposed original beams. Two sash windows to front aspect.	16'6 x 11'6 (5.03m x 3.51m)
BEDROOM 3 Fitted carpet. Column radiator. Exposed brick feature chimney breast. Exposed original beams. Window to front aspect.	14'8 x 10'4 (4.47m x 3.15m)
REAR COURTYARD Courtyard style walled garden with patio area, artificial turf and flower beds.	

This wonderfully refurbished character property is a true gem waiting to be discovered. Boasting a stunning kitchen/diner with separate reception room, three bedrooms, and a beautifully refurbished bathroom, this home offers a perfect blend of modern convenience and traditional charm. Step inside to find a fully refurbished interior that exudes elegance and style. The fully fitted kitchen is a culinary delight, complete with integrated appliances, a classic Butler style sink, solid oak work surfaces, a large skylight that bathes the room in natural light, and French doors that lead out to a delightful courtyard-style garden - perfect for enjoying a morning coffee or hosting intimate gatherings. This property seamlessly combines modern amenities with some original features, adding character and warmth to the space. With no upward chain, the opportunity to make this house your home is within reach. Don't miss out on the chance to own a piece of history. Book a viewing today and envision the possibilities that this charming property has to offer.

NO UPWARD CHAIN





