

LANDLES



16 Nelson Street | King's Lynn | Norfolk



The well presented period town house situated in a sought after position on one of King's Lynn's most historic streets.

Garage en-bloc available by way of separate negotiation – most advantageous in this location.

Well presented internal accommodation & No Onward Chain

Purchase Price £250,000

Folio: N/239ts



- Entrance Hall
- Living Room
- Dining Room
- Kitchen
- Stairs to First Floor Landing
- 2 Bedrooms



- Shower Room
- Courtyard Garden with Stores
- Grade II Listed in Historic Lynn
- Brick & Tiled Garage En-Bloc (available by separate negotiation)
- No Onward Chain

Situated on Nelson Street in the historic quarter of King's Lynn is this most attractive Grade II listed town house. Dating back to the early-mid 1800's, the property forms part of a row of similar style dwellings overlooking Lath Mansion opposite, along with 'Devils Alley' leading down to the delightful South Quay. Offered to the market for the first time since the early 1980's, the property has been well maintained and benefits from modern décor throughout whilst maintaining several period features including window shutters to the ground floor and corbel arch to the entrance hall. Externally, the property boasts a delightfully private East facing rear courtyard ideal for alfresco dining. Dating back to the 12th century and once part of the Hanseatic League, the town of King's Lynn (known as Bishops Lynn until 1537) is a town rich in heritage. Located on the banks of the River Great Ouse in West Norfolk and well known for its two impressive market squares, there is a good array of historic buildings and architecture for residents and visitors to enjoy. The town well serves its local population with a variety of shopping amenities along with various eateries which can be found around the town. The West facing quayside is a particularly popular location to eat and enjoy the summer sunsets. Transport links around the area are good with regular bus services and the advantageous mainline railway to London Kings Cross via Ely & Cambridge. The nearby cities of Norwich & Peterborough can be easily accessed via the A47 trunk road with the A149 coast road providing easy access to the renowned North Norfolk coastline via Royal Sandringham.

Entrance Hall

With external door, sealed cork flooring with inset floor matt well, corbel arch, radiator, room thermostat for central heating system and BT telephone point.

Living Room 11' 11" x 10' 9" (3.63m x 3.28m)

With sash window to front with functioning shutter, fireplace with grate understood to have made by Carron Iron Works in Falkirk, tiled floor, points for wall lights, radiator with thermostat, television aerial point, ceiling cornice and skirting.

Dining Room 11' x 10' 11" (3.35m x 3.33m) (max)

With sash window overlooking courtyard garden with functioning shutters, painted brick fireplace (covered), tiled floor, point for a wall light, wooden panelling, understairs cupboard, cupboards built into alcove, ceiling cornice & skirting.

Kitchen 7' 11" x 6' 11" (2.41m x 2.11m)

With fitted wall & base units, fitted worktops, stainless steel 2 bowl sink with monobloc tap, electric induction hob, tiled surrounds, space for an undercounter fridge/freezer and door to garden.

Stairs to First Floor Landing

Radiator with thermostat.

Bedroom 1 12' 10" x 12' 1" (3.91m x 3.68m)

With sash window to front, storage cupboard, 2x cupboards in alcoves, radiator with thermostat and BT telephone point.

Bedroom 2 11' 1" x 6' 9" (3.38m x 2.06m)

With sash window, radiator with thermostat, storage cupboard and cupboard housing gas fired boiler, programmer & tank with immersion.

Shower Room 7' 9" x 6' 10" (2.36m x 2.08m)

With low level WC, pedestal hand basin with mixer tap, shower cubicle with electric shower & tiled surrounds, sash window with secondary glazing, radiator with thermostat, point for a shaver and cork tiles to floor, walls & ceiling.

Outside

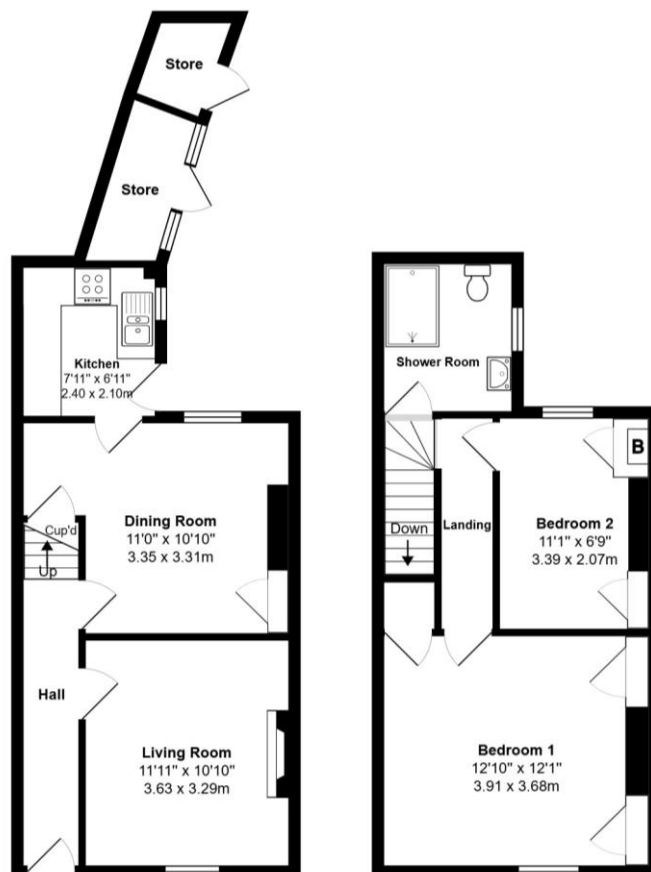
To the rear of the property is a delightfully private rear courtyard laid to block weave for ease of maintenance with white washed walls. There are two useful stores both with power connected along with a point for washing machine. A gate leads to a rear access shared with the neighbouring cottages.

Garage (Available by way of separate negotiation)

17' 11" x 9' 1" (5.46m x 2.77m)

Semi-detached brick & tiled garage en-bloc off Nelson Street.





16, Nelson Street, King's Lynn, Norfolk PE30 5DY

Total Area Approx: 772 ft² ... 71.7 m² (excluding store)

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Title: We are advised that the property title is not currently Registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

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 "B" with a current annual charge of £1,702.49, 2024/2025.

Tenure Freehold. Vacant possession upon completion.

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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