



**Tower Street, King's Lynn PE30 1EJ**

**welcome to**

**Tower Street, King's Lynn**

An investment opportunity to purchase a first floor house of multiple occupation. The accommodation includes six lettable rooms and a Store room, shower rooms and a communal kitchen as well as a sun lounge/utility.



### Accommodation

Main entrance door off of Tower Street with stairwell to first floor, doors off.

### Kitchen

12' x 11' 5" ( 3.66m x 3.48m )  
Double glazed windows to front aspect, units at base and wall level, worktop surface over, oven, hob, cooker hood, two stainless steel sinks, tiled splash backs.

### Utility Room

UPVC double glazing, rear access door with metal stairs down to the rear.

### Room One

14' 9" x 9' 3" ( 4.50m x 2.82m )  
UPVC double glazed window.

### Room Two

16' x 13' 6" ( 4.88m x 4.11m )  
Double glazed window to front aspect.

### Room Three

8' 10" x 13' 6" ( 2.69m x 4.11m )  
Double glazed window.

### Second Floor Landing

Two accesses to roof space.

### Shower Room

Corner shower cubicle with electric shower, low level WC, pedestal hand wash basin, tiled splash backs, UPVC double glazed window, extractor.

### Room Seven

9' 7" x 6' 6" ( 2.92m x 1.98m )  
Double glazed window.

### Shower Room

Further electric shower cubicle, low level WC, hand wash basin.

### Room Six

12' x 13' 11" ( 3.66m x 4.24m )  
Double glazed window.

### Room Five

12' 2" x 11' 5" ( 3.71m x 3.48m )

### Room Four

8' 11" x 12' 2" ( 2.72m x 3.71m )  
Double glazed window.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Tower Street, King's Lynn

- House of Multiple Occupation
- 6 Letting Rooms
- Further Store Room
- Communal Kitchen and Sunlounge/ Utility
- Town Centre Location

Tenure: Leasehold EPC Rating: Exempt

offers in excess of

**£200,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
KLN117016 - 0008

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