

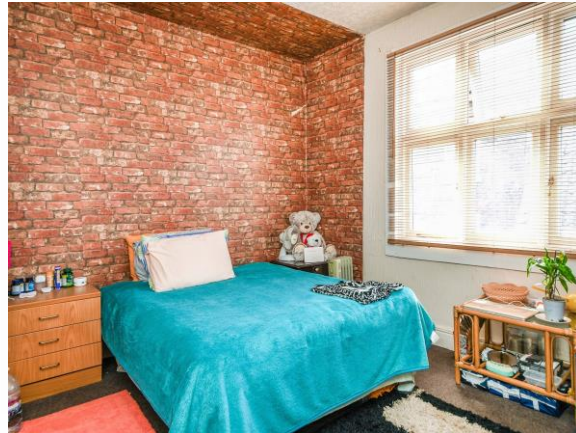


Tower Street, King's Lynn, PE30 1EJ

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 commercial unit below comprising a kitchen, utility, shop area and potential for a 30 seater restaurant and male and female bathrooms.



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' 9" (2.92m x 2.06m)

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.

Commercial Unit Below**Potential 30 Seater Restaurant**

22' 7" max x 12' 6" max (6.88m max x 3.81m max)

Male And Female Bathrooms**Shop Unit**

13' 2" x 12' 1" (4.01m x 3.68m)

Kitchen

14' 6" x 11' 9" (4.42m x 3.58m)

Kitchen/ Utility

13' 5" x 7' 4" (4.09m x 2.24m)

Exit door to rear



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welcome to

Tower Street, King's Lynn

- House of Multi Occupation
- Six Lettings Rooms
- Further Store Room
- Communal Kitchen & Sunlounge/ Utility
- Town Centre Location

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: B

offers in excess of
£375,000



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.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119339 - 0002

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