



# ESTATE AGENTS

*... the key to a successful move*



**Ferry Lane, King's Lynn, Norfolk, PE30 1HN**

**Offers in excess  
of £225,000**

- \* Sought After Residential Location
- \* Situated in a Conservation Area
- \* Original Features Combined With Contemporary Touches
- \* Fully Renovated

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

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## ACCOMMODATION

### DESCRIPTION

A two bedroom townhouse situated in the heart of historic town of King's Lynn, the property has been renovated throughout and benefited from retaining original features and integrating with contemporary features. The property is ready to move into or can be maintained as a airBNB which has proven to be very successful for the current owner. Located in a conservation area this rarely available property is situated on Ferry Lane, the town centre has a wide range of shopping facilities, restaurants and bars. There is a bus station and Kings Lynn mainline railway station with services to Cambridge and London Kings Cross.

### GROUND FLOOR

#### ENTRANCE PORCH 2'11" x 2'11" (0.91m x 0.91m)

Exterior door with inner door to lounge

#### OPEN PLAN LOUNGE & KITCHEN



#### Lounge Area 13'5" x 12'0" (4.09m x 3.66m)

Exposed ceiling beams, rustic effect laminate flooring, panelled walls, recessed lighting, radiator, sash window with front aspect with fitted shutters, storage unit, built in T.V. unit, stairs to first floor, door to court yard.



#### Kitchen Area 13'5" x 12'5" (4.09m x 3.81m)

Fitted with a bespoke range of hardwood wall and base units with co-ordinating worktops and breakfast bar, double Butler sink, spaces for appliances including a Aga style gas cooker, fridge fridge freezer and washing machine. Exposed ceiling beams, recessed lighting, three contemporary drop lights, radiator, sliding sash windows with dual aspect shutters with front aspect.



### FIRST FLOOR

#### BEDROOM 14'4" x 7'10" (4.39m x 2.39m)

Ceiling light point, radiator, sliding sash window with front aspect, shutter blinds.



#### BEDROOM 13'1" x 8'9" (4.01m x 2.69m)

Ceiling light point, radiator, sliding sash window with front aspect, shutter blinds, velux window to rear aspect.



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## **SHOWER ROOM 6'5" x 5'1" (1.98m x 1.57m)**

Fitted with a three piece shower suite, comprises: separate fully tiled shower enclosure, wash hand basin, low level w.c. Ceiling light point, tile effect vinyl flooring, heated towel rail, uPVC double glazed window.



## **OUTSIDE**

Private courtyard garden access from lounge, patio area with outbuilding with has seating, electrics and TV points.



Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

### **Services**

We believe all are available.

### **Tenure**

Assumed to be freehold

### **Offer Procedure**

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.


The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.



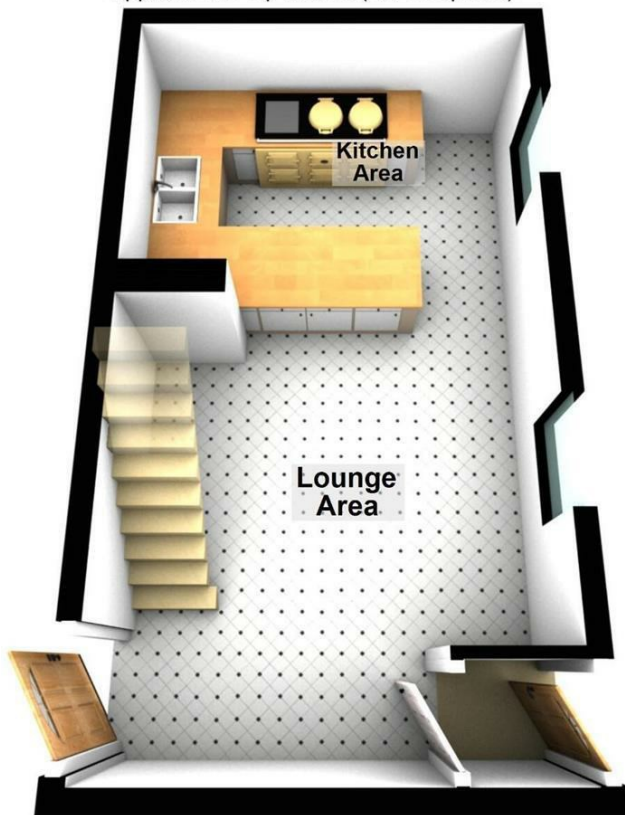
## **GENERAL INFORMATION**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

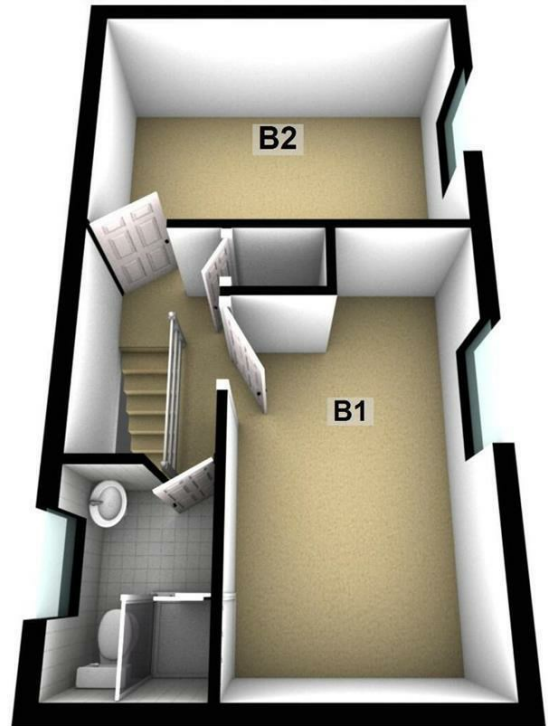
### Ground Floor

Approx. 27.6 sq. metres (297.3 sq. feet)



### First Floor

Approx. 27.6 sq. metres (297.3 sq. feet)



Total area: approx. 55.2 sq. metres (594.5 sq. feet)

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