

Cruso & Wilkin

INVESTMENT OPPORTUNITY FOR SALE

10 Priory Lane, King's Lynn PE30 5DU



2 Bedroom Town House

Centrally located close to the Lynn Minster

Guide Price £150,000

(Subject to Contract)

Description:

This delightful traditional terraced town house being centrally located within King's Lynn, comprising of a Lounge, Kitchen, two Bedrooms and Shower Room. Offered For Sale as an investment opportunity. CHAIN FREE!

Location:

The property is located centrally within King's Lynn, approximately 50 metres south of Lynn Minster front door and the Town Hall.

King's Lynn benefits from national and local retail shops, schools, sports facilities and other amenities. Main line railway station to London (King's Cross). King's Lynn being located approximately 17 miles south of Hunstanton and the North Norfolk Coast.

The Accommodation Comprises:

Wooden door to front, leading to:

Living Room:

Irregular shaped room

average dimensions 4.71m x 3.5m

Telephone point, part enclosed stairs to first floor with understairs storage cupboard. Sash window to front (north). Open plan to:

Kitchen/Breakfast Room:

approx. dimensions 3.90m x 2.64m

Fitted floor cupboards and drawers with worksurfaces above. Wall cupboards. Extractor fan over electric cooker point. Single drainer sink unit. Wall mounted gas boiler. Sash window to rear (south).

Agent's Note: The rear door from the Kitchen does not allow access to the rear yard area (not owned).

First Floor Landing:

With stairs and landing area with doors off to:-

Principle Bedroom (One):

Maximum dimensions over stairs

5.84m x 2.9m

Two sash windows to front (north), radiator. Part of the bedroom area is lost to the void space over the stairs.

Bedroom Two:

approx. dimensions 3.11m x 1.88m

Sash window to rear (south), radiator.

Shower Room:

approx. dimensions 1.5m x 1.3m

Fitted corner shower unit with glazed panels above with double sliding access doors. Pedestal hand wash basin. Low level W.C. Extractor Fan.

Local Authority:

King's Lynn and West Norfolk Borough Council
01553 616200

Council Tax :

10 Priory Lane - Council Tax Band 'A'.

Tenure & Possession:

The property is offered on the basis of freehold but subject to an Assured Shorthold Tenancy in favour of a third party with a term up until February 2028. The current rent passing being agreed February 2024 at £500.00 per calendar month,

Boundaries, Plans, Areas Schedules & Disputes:

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof.

Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

Viewing:

Viewing is strictly by prior appointment only, the selling agents will need to make arrangements with the tenants for access.

Town & Country Planning:

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force.

The Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Money Laundering Regulations:

Intending Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Agent's Note:

For clarification we wish to inform prospective Purchasers that we have prepared these sale particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Interested parties should arrange their own test to ensure these are in working order.

Particulars prepared: January 2024

Photos taken: January 2024

Energy Performance Certificate (EPC)

Energy rating and score

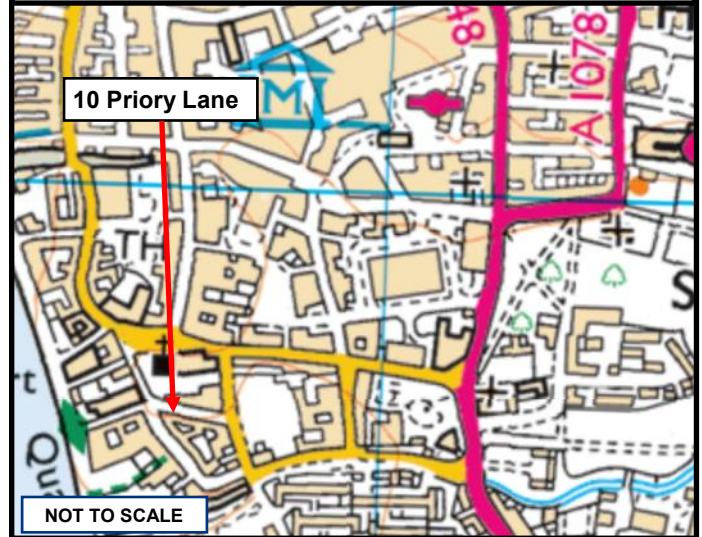
This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

10 Priory Lane PE30 5DU - Location



IMPORTANT NOTICES:

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors. 1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars). 3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.

Cruso & Wilkin

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