



**Rare opportunity in historic Pilot Street, King's Lynn**

**£220,000**

What3Words: gent.holly.boom

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 2**

Tucked away along one of King's Lynn's most recognisable and historic cobbled streets, this charming end of terrace house, available with no onward chain, enjoys a truly unique setting beneath the imposing presence of St. Nicholas' Chapel.

The accommodation has been thoughtfully updated by the current owner whilst retaining the character and charm expected of a property of this age. Original features sit comfortably alongside modern improvements, creating a home that feels both welcoming and full of personality.

The ground floor offers two reception rooms, providing flexible living and dining space, together with a fitted kitchen and bathroom. Upstairs there are two double bedrooms and a separate W.C. The property's quirky layout and irregular room shapes only add to its appeal, reflecting the individuality and history of the building.

Outside, a private walled courtyard provides a peaceful space to relax, entertain or enjoy a morning coffee away from the bustle of town life.

Whether you are looking for a character home, a town centre base or a property rich in local history, this delightful home offers a rare opportunity to own a piece of one of King's Lynn's most historic streets.

Disclaimer

To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.

We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

All measurements are provided as a guide and may not be exact.

We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

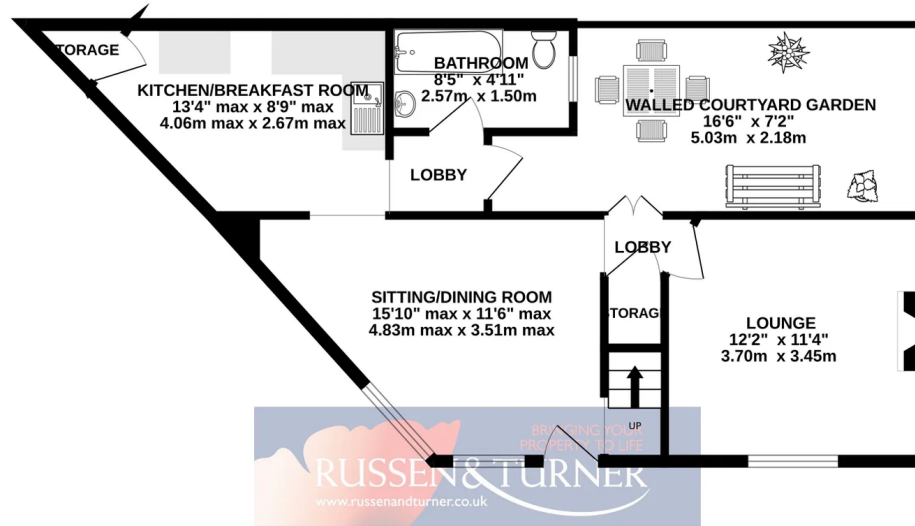
N.B. Ai has been used to enhance photos for twilight effect.

**Property Type: Terraced House**

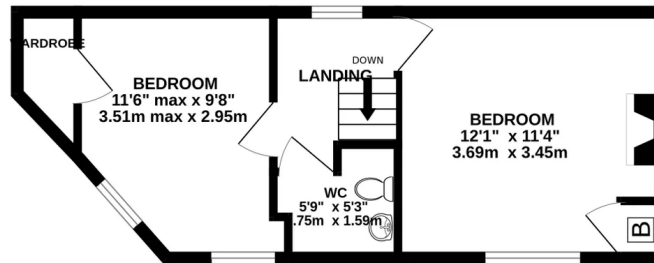
- Historic Location
- End Terrace
- Two Double Bedrooms
- Two Reception Rooms
- Original Features
- Private Walled Courtyard
- Ground Floor Bathroom
- First Floor W.C.
- Town Centre Location
- No Chain



GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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