




RUSSEN & TURNER
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Archdale Street, King's Lynn

what3words; zealous.atomic.flame

£125,000

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

When everything you need is within walking distance, life becomes that little bit easier.

Perfectly positioned just a short stroll from King's Lynn's bustling town centre, train station and an excellent range of shops, cafés and everyday amenities, this well-proportioned two-bedroom home offers an exciting opportunity for first-time buyers, investors or anyone looking for a home they can gradually make their own.

Behind the front door lies a home that's filled with natural light and surprisingly generous room proportions. Offering scope to personalise over time, it provides the perfect balance between space and potential.

The ground floor has been designed around everyday living, with two spacious reception rooms offering plenty of flexibility. The living room would provide a welcoming place to relax at the end of the day, while the separate dining room will naturally become the social heart of the home. Whether it's family meals, catching up with friends or celebrating special occasions, it's a space that easily adapts to every chapter of life.

To the rear, the modern kitchen is both practical and stylish, offering generous storage and worktop space that makes cooking a pleasure rather than a chore. Beyond this, a useful utility area helps keep the day-to-day essentials neatly tucked away, allowing the kitchen to remain a calm and functional space.

Upstairs, two generous double bedrooms provide comfortable accommodation, whether you're welcoming guests, working from home or simply enjoying the luxury of a little extra space. A spacious wet room completes the first floor, offering a practical finish that's ready to enjoy from day one.

Outside, there's an enclosed courtyard garden, while the brick-built store offers valuable storage for bicycles, gardening equipment or outdoor furniture.

With gas central heating, double glazing and the added advantage of no onward chain, this is a home that's ready when you are.

Comfortable, conveniently located and full of potential, it's the perfect place to put down roots and begin your next chapter.

Tenure: Freehold

Property Type: Terraced House

- Mid Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- No Onward Chain
- Close to Town Centre, Train Station and Other Amenities
- Gas Central Heating
- Modern Kitchen
- Council Tax Band - A
- Potential to Improve
- Ideal First Home

Disclaimer

1. 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 £24.50 per client for this service.
2. 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.
3. All measurements are provided as a guide and may not be exact.
4. 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.
5. 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.

Referral Disclosure

We may recommend / refer solicitors, mortgage advisers, surveyors and other property professionals who we believe provide a good service. Should you choose to use one of these providers, Russen & Turner may receive a referral fee. You are under no obligation to use any service we recommend and are free to choose your own adviser or provider.



GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.

