



RUSSEN & TURNER
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Investment opportunity on Lansdowne Street

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£110,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

This attractive mid terrace home, believed to date back to the early 1900's, is set within a convenient position close to the town centre of King's Lynn, making it ideal for those wanting amenities, shops, and transport links within easy reach.

The ground floor is centred around a generous 22ft10 lounge dining room, a standout feature of the home that provides a versatile and sociable living space. The kitchen sits to the rear, along with a shower room, while a timber side porch offers additional storage or a practical entrance point.

Upstairs, the property offers three bedrooms. The current layout sees the third bedroom leading off the second, however this could be easily altered with the addition of a stud wall to create three independent bedrooms, should a buyer wish.

The property would now benefit from a programme of updating and general improvement, offering an excellent opportunity for a buyer to modernise and add value over time.

To the rear, the property benefits from both a courtyard and a garden area, giving a blend of low maintenance outdoor space and further potential. It is also worth noting that, as is common with properties of this style, there is a shared pedestrian access running across the rear of the terrace, allowing neighbouring properties and this home to enjoy practical rear access.

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 £20.50 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.

Tenure: Freehold

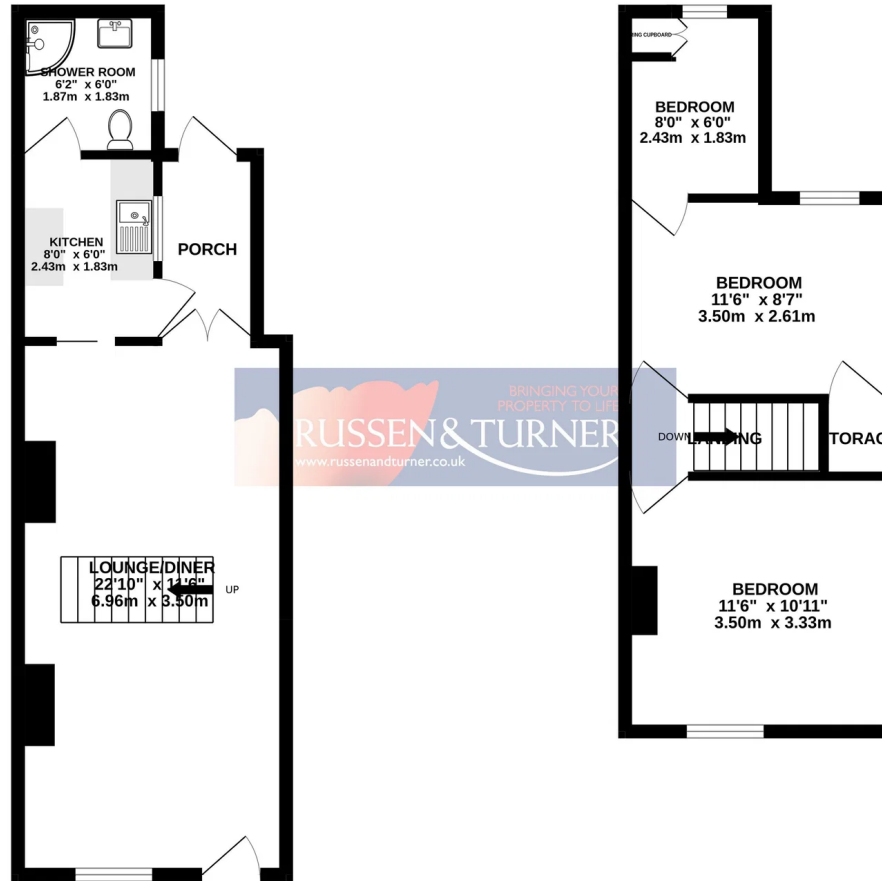
Property Type: Terraced House

- 1900's terraced house
- 3 Bedrooms
- Convenient for town
- Investment opportunity
- Ground floor shower room
- Courtyard & garden
- No chain
- 22ft10 Lounge / dining
- Timber side porch
- Great potential



GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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 misstatement. 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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