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7 North End Yard, Kings Lynn PE30 2AD

**BELVOIR!**

£130,000



### Key Features

- > TERRACED PROPERTY
- > TWO BEDROOMS
- > TWO RECEPTION ROOMS
- > UPVC DOUBLE GLAZING
- > GAS CENTRAL HEATING
- > COURTYARD GARDEN
- > Tenure: Freehold
- > EPC rating D

Belvoir Kings Lynn are pleased to offer for sale this well presented terraced home. Situated close to the town centre it offers an ideal purchase for a first time buyer or for investment. The accommodation in brief comprises of lounge, dining room, fitted kitchen and utility. To the first floor, two bedrooms and bathroom. Externally rear courtyard.

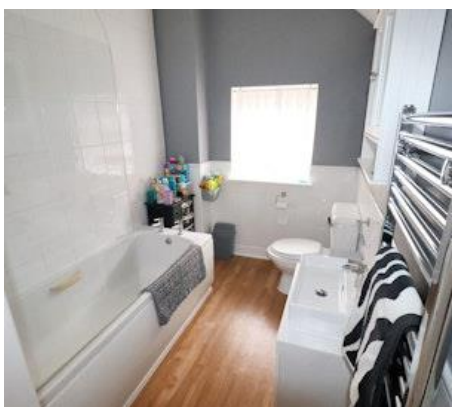
#### ENTRANCE

UPVC double glazed door.

#### LOUNGE

13'0" x 11'6" (4m x 3.5m)

UPVC double glazed window to the front elevation, inset gas fire, radiator.



**DINING ROOM**

13'0" x 8'11" (4m x 2.7m)

UPVC double glazed window to the rear elevation, stairs to first floor, inset fire, radiator.

**KITCHEN**

7'11" x 5'11" (2.4m x 1.8m)

UPVC double glazed window and door to the side elevation, range of fitted base and wall units, sink unit with mixer taps over, cooker point, cooker hood.

**UTILITY**

6'4" x 5'7" (1.9m x 1.7m)

UPVC double glazed window to the side elevation, space for washing machine and tumble dryer, wall mounted boiler, radiator.

**LANDING**

Doors to:

**BEDROOM 1**

11'5" x 11'4" (3.5m x 3.5m)

UPVC double glazed window to the front elevation, fitted wardrobes, radiator.

**BEDROOM 2**

10'6" x 9'5" (3.2m x 2.9m)

UPVC double glazed window to the rear elevation, radiator, over stairs storage cupboard. Door to:

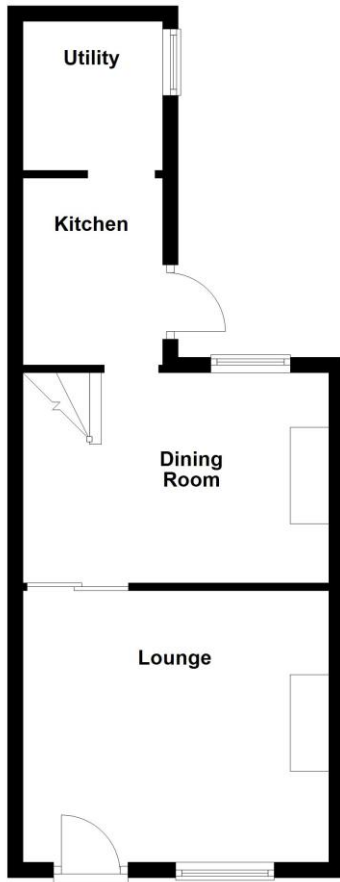
**BATHROOM**

UPVC double glazed window to the rear elevation, three piece suite comprising of WC, vanity wash hand basin, panelled bath, heated towel rail.

**EXTERNALLY**

Rear courtyard, gated rear access,

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs:</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs:</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact us today to arrange a viewing...

# BELVOIR!

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