



Great 1st time buyer opportunity on Carmelite Terrace

King's Lynn

£199,995

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

A GREAT FIRST HOME, WITH MORE SPACE THAN YOU MIGHT EXPECT

If you're searching for your first home and want somewhere you can simply move into and enjoy, this much-improved two-bedroom end terrace could be just the one. With two reception rooms, two double bedrooms, useful outside space and even a garage, there's a surprising amount on offer here.

Step through the entrance hall and you'll find two separate reception rooms, giving you the flexibility to create a comfortable lounge alongside a proper dining room, home office or second sitting room. The kitchen sits beyond, complemented by a useful utility area, while upstairs there are two genuinely good-sized double bedrooms and a modern shower room.

The current owner has made a number of improvements since moving in, meaning much of the hard work has already been taken care of. Gas central heating, including a recently installed Worcester boiler, and double glazing add to the feeling of a home that's ready for its next owner to settle straight into.

Outside, there's a rear courtyard, together with a timber garage positioned to the rear. And being close to the river brings another little bonus, with glimpses towards the water from the side of the property, a pleasant reminder of just how close the riverside is.

For a first-time buyer, this is the sort of home that makes that first step onto the property ladder feel particularly worthwhile, two double bedrooms, two reception rooms, a garage and a home that has already been improved for you. Come and see it for yourself, you may be surprised by just how much space you get.

Property Type: End of Terrace House

- Much improved end-terrace home
- Ideal 1st time purchase
- Two double bedrooms
- Two reception rooms
- Kitchen plus utility space
- Ground floor W.C.
- Views toward the river
- Rear courtyard
- Garage to rear
- Close to town

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 £24.50 per client for this service.

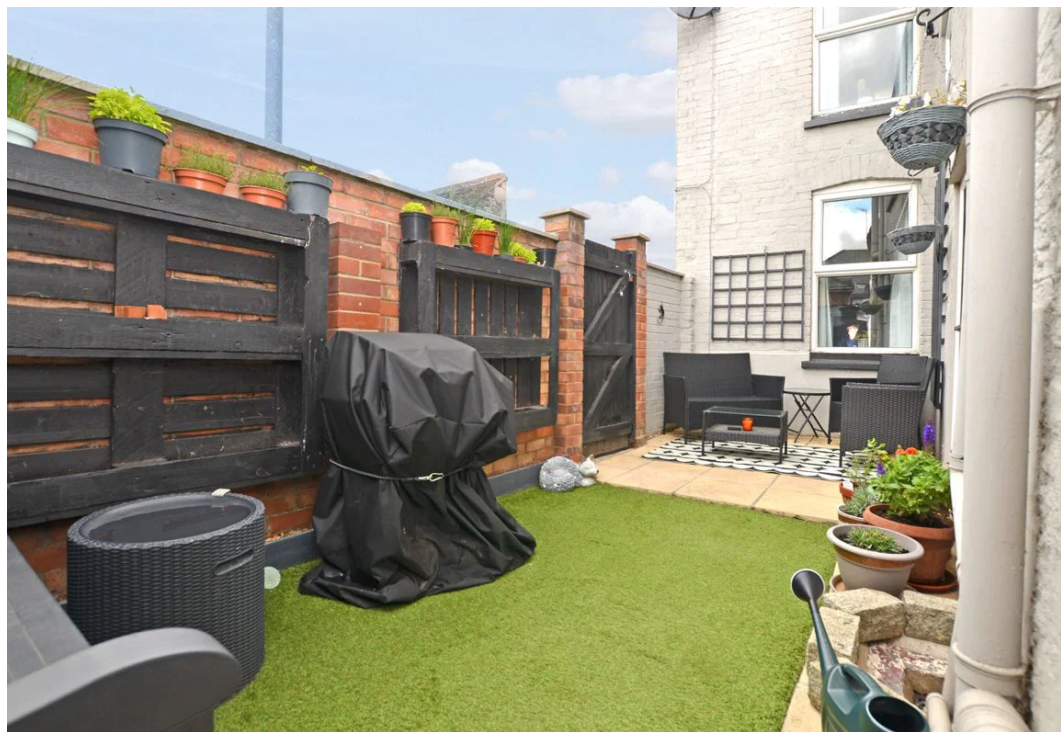
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All measurements are provided as a guide and may not be exact.

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.

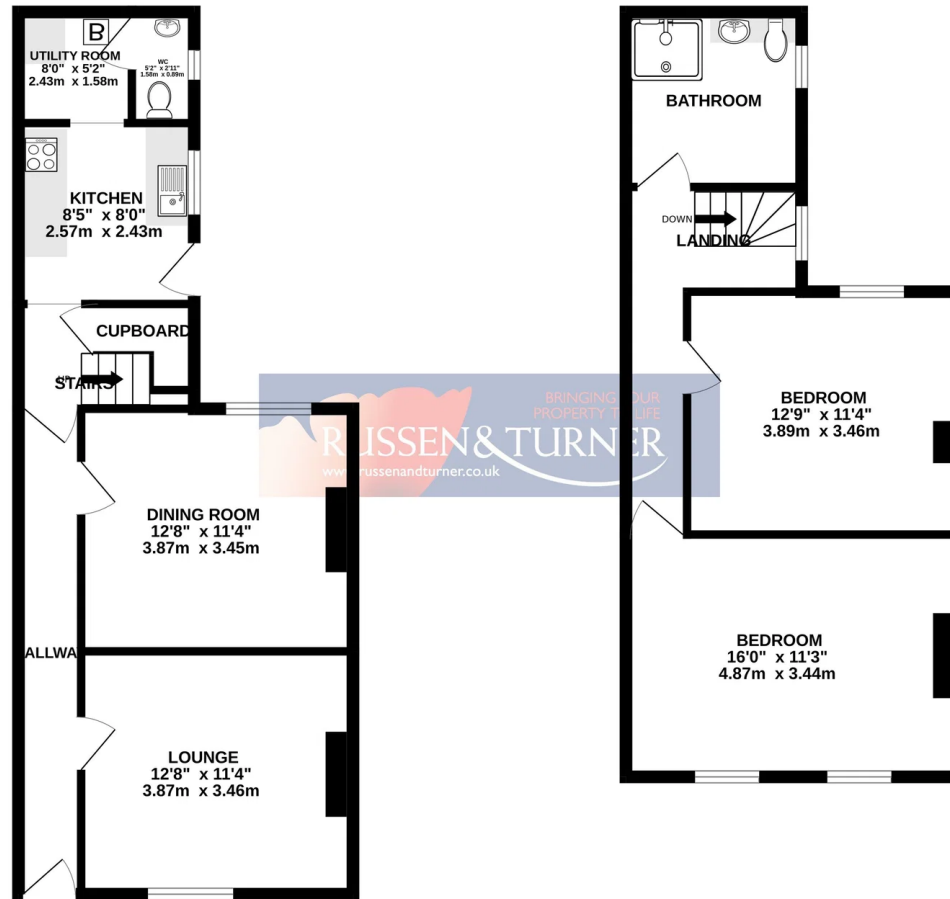
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GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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