



**Guanock Terrace, King's Lynn, PE30 5QT**



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## **Guanock Terrace, King's Lynn**

Located within easy reach of local amenities and would make an ideal first time buy or investment opportunity is this well presented three bedroom mid terrace house which is being offered with no onward chain.



## Double Glazed Entrance Door To

### Entrance Hall

Radiator, stairs to first floor

### Dining Room

10' 1" x 16' 4" ( 3.07m x 4.98m )

Double glazed feature arch window, fire place with inset electric fire, double doors to:-

### Lounge

12' 1" x 12' 10" ( 3.68m x 3.91m )

Double glazed window, radiator, feature open fireplace on tiled hearth, recess storage

### Kitchen

8' 11" x 7' 10" ( 2.72m x 2.39m )

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, gas hob, extractor over, integrated fridge freezer (not working) archway to:-

### Utility Area

8' 8" x 7' 3" ( 2.64m x 2.21m )

Space and plumbing for washing machine, double glazed sliding doors to rear, radiator

### Bathroom

12' 4" max x 4' 3" ( 3.76m max x 1.30m )

Bath, low level WC, wash hand basin, double glazed window, cupboard housing gas boiler

## First Floor Landing

### Bedroom One

15' 6" x 12' 7" ( 4.72m x 3.84m )

Two double glazed windows, feature ornate fireplace, two recess cupboards, radiator

### Bedroom Two

10' 1" x 10' 9" into recess ( 3.07m x 3.28m into recess )

Double glazed window, radiator, recess shelving to one side

### Bedroom Three

8' 10" x 8' 4" ( 2.69m x 2.54m )

Double glazed window, radiator

### Outside

Enclosed front garden. The rear garden is laid mainly to lawn with double gates giving off road parking for a vehicle



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## Guanock Terrace, King's Lynn

- Located Close to Kings Lynn Town Centre
- Mid Terrace House
- Two Reception Rooms
- Ground Floor Bathroom
- Three Bedrooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£185,000**



Total floor area 91.6 m<sup>2</sup> (986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

  
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postcode not the actual property

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Property Ref:  
KLN119416 - 0002

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**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



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