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DIRECTIONS

From Tuesday Market Place, King's Lynn, head west on Tuesday Market Place, at the roundabout, take the 1st exit onto King Street, King Street turns slightly left and becomes Queen Street, continue onto Saturday Market Place, turn right onto Priory Lane, where the property can be found on the right hand side easily identified by our For Sale board.

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

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



7 Priory Lane King's Lynn Norfolk PE30 5DU

**GRADE II LISTED THREE STOREY, TWO BEDROOM PROPERTY WITH
PERIOD FEATURES**

King's Lynn

Guide Price £140,000 Freehold

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SITTING ROOM 15'5 x 14'4 (4.70m x 4.37m)
Two windows to front aspect with storage under. Period fireplace with inset beam and cupboards to either side. Radiator. Beamed ceiling. Stairs to first floor. Door to:

KITCHEN 11'7" max > 8'4" x 8'8" (3.53m max > 2.54m x 2.64m)
Range of oak fronted wall, base and drawer units with granite effect worktops over. Breakfast bar. Space for cooker. Gas boiler. Pamment tiled floor. Window overlooking courtyard. Door to courtyard.

L-SHAPED SHOWER ROOM 7'9" x 7'8" > 4'7 (2.36m x 2.34m > 1.40m)
Shower cubicle with electric shower, wash hand basin and w.c. Radiator. Pamment tiled floor. Extractor. Window to rear aspect.

BEDROOM 1 16'4" > 15'4" > 10'0 x 14'2 (4.98m > 4.67m > 3.05m x 4.32m)
Period brick fireplace with inset beam. Ceiling beam. Radiator. Window to front aspect.

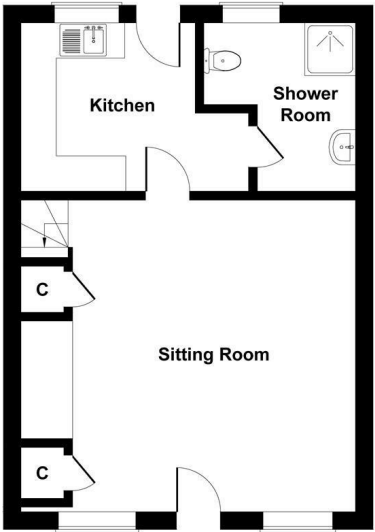
BEDROOM 2 14'11" > 12'7" x 11'3" (4.55m > 3.84m x 3.43m)
Ceiling beams. Loft access. Radiator. Window to front aspect.

REAR COURTYARD
Walled courtyard garden currently laid to gravel.

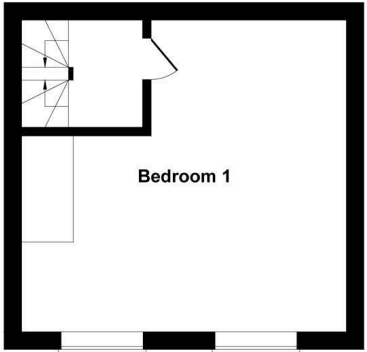


Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000
Welcome to this charming property located on Priory Lane in the historic town of King's Lynn. This Grade II listed character terrace property is nestled in a conservation area, offering a unique blend of history and modern living. As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family and friends. The property boasts two spacious double bedrooms, ideal for creating your own personal sanctuary. Dating back to the 17th century, this home exudes character and charm at every turn. The rich history of the property is complemented by its convenient town centre location, providing easy access to local amenities, shops, and restaurants. Whether you are looking to own a piece of history or seeking a home with character, this property on Priory Lane offers a rare opportunity to live in a Grade II listed gem in the heart of King's Lynn. Don't miss out on the chance to make this historical treasure your own.

7 Priory Lane



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



