

LANDLES



34 London Road | King's Lynn | Norfolk



The converted Georgian Grade II Listed terrace house configured as 3x spacious one bedroom flats. Well set up as letting units making an ideal INVESTMENT OPPORTUNITY.

Within walking distance of town centre & transport hubs.

Rear Garden with footpath.

Purchase Price £250,000

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Location: King's Lynn is a busy market town situated in West Norfolk. The towns amenities serve a wide area covering North & West Norfolk, Northern Cambridgeshire and Southern Lincolnshire. The town is well connected with mainline railway to London Kings Cross via Ely & Cambridge and the A47 trunk road provides easy access to the nearby cities of Norwich & Peterborough.

Description: 34 London Road is a Grade II Listed Georgian property set over three floors providing over 2,000 sq.ft of internal accommodation. It is deceptively spacious as the floorplan widens considerably from front to rear. Understood to have been converted in the late 1980's, the property is configured as 3 well-proportioned 1 bedroom flats making an ideal ready-made letting unit for investment buyers. Each flat is independently addressed, sub metered for electricity & gas and has their own gas fired boilers serving wet radiator central heating systems. A hardwired fire alarm system is installed with detectors and emergency lighting with call points on each landing. Externally, there is the benefit of a walled rear garden with lean to store.

34A London Road – Ground Floor - Vacant

Hall With decorative corbel and intercom entry system telephone.

Living Room 15' 4" x 12' 7" (4.67m x 3.84m) (max)

With fireplace (covered over) with surround, cupboard built into alcove, walk in cupboard and radiator.

Kitchen 14' 9" x 6' 4" (4.5m x 1.93m)

With fitted wall & base units, worktops, stainless steel sink with drainer & monobloc tap, electric oven, 4 ring electric hob with extractor above, tiled surrounds, wall mounted gas boiler, radiator, plumbing for a washing machine and door to rear garden.

Bedroom 12' 9" x 9' 3" (3.89m x 2.82m)

With ONT telephone point and radiator.

Bathroom With low level WC, pedestal hand basin, panelled bath with shower screen, tiled surrounds, radiator, extractor and alcove with shelves.

34B London Road – First Floor – Tenanted

Tenancy Being sold subject to existing tenancy – initial fixed term of 1 year understood to expire September 2026. Current rent passing of £600pcm, ex.

Hall With cupboard and intercom entry system telephone.

Living Room 15' 2" x 14' 8" (4.62m x 4.47m) (max)

With fireplace (covered over) with surround, cupboard built into alcove and radiator.

Kitchen 14' 7" x 6' 1" (4.44m x 1.85m)

With fitted wall & base units, worktops, stainless steel sink with drainer & monobloc tap, electric oven, 4 ring electric hob with extractor above, tiled surrounds, point & space for a washing machine and wall mounted gas boiler.

Bedroom 16' 11" x 9' 10" (5.16m x 3m)

With radiator.

Bathroom With low level WC, pedestal hand basin, panelled bath with shower screen, laminate shower boarding and radiator.

34C London Road – Second Floor - Vacant

Hall With skylight window and loft hatch.

Living Room 15' 9" x 14' 8" (4.8m x 4.47m) (max)

With fireplace (covered over) with surround, cupboard built into alcove and 2x radiators.

Kitchen 10' 4" x 7' 1" (3.15m x 2.16m)

With fitted wall & base units, fitted worktops, stainless steel sink with drainer, tiled surrounds, point & space for a freestanding electric cooker, point & space for a washing machine and radiator.

Bedroom 13' 1" x 9' 10" (3.99m x 3m) (max)

With ONT telephone point and radiator.

Bathroom With low level WC, pedestal hand basin, panelled bath with shower curtain rail, tiled surrounds and extractor.

Outside

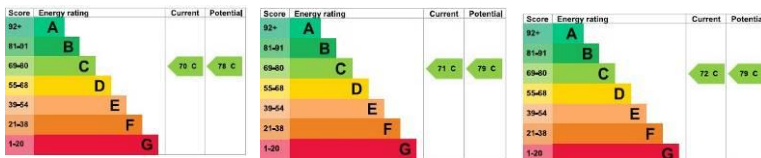
The front area of the property is laid to gravel with metal railings and concrete pathway to the front door. The rear garden being sold with the property lies within the walled boundary. There is a paved patio area with the remainder being laid to grass. The property is to be sold with a pedestrian right of access via the side pathway leading onto Garden Row to the East.



London Road, King's Lynn, Norfolk PE30 5QE

Total Area Approx: 2185 ft² ... 203.0 m²

Illustration for identification purposes only. All measurements are approximate and not to scale



NOTE: Please refer to the Agent regarding documentation in respect of the property prior to submitting an offer.

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate that Flats A, B & C are assessed at Council Tax Band "A" with a current annual charge of £1,602.96, 2026/2027.

Tenure Freehold.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

PRS Property Redress Scheme

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Selling & Letting
Town & Country property
in King's Lynn and the
villages of North West Norfolk

Since 1856

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