



Ranworth, King's Lynn - Close to QEH

King's Lynn

£195,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

There's something exciting about buying your first home, especially when it gives you enough space to think beyond just the next couple of years.

Within walking distance of the Queen Elizabeth Hospital, this spacious three-bedroom terraced home offers first-time buyers the chance to put down roots, make a space their own and still have room to grow. Add in no onward chain, a garage, excellent storage and well-proportioned accommodation, and it becomes a home that makes a great deal of sense from the moment you walk through the door.

For investors, the same qualities make it equally compelling. Three bedrooms, a practical layout and such close proximity to QEH create a property with obvious appeal in a consistently convenient part of King's Lynn.

Inside, the home feels refreshingly spacious and straightforward.

The entrance hall provides a welcoming first impression, but it's the amount of storage that you'll quickly come to appreciate. A particularly generous store room houses the boiler while still leaving plenty of space for coats, shoes, the vacuum cleaner and all those everyday essentials that usually end up without a home. There's also a downstairs WC, another small detail that makes a surprisingly big difference.

The living and dining room provides the main social space. Generous enough to comfortably create separate areas for dining and relaxing, it's somewhere that can adapt to everyday life with ease. Think quiet evenings on the sofa, your first dinner party with friends, Sunday lunches around the table or simply stretching out and enjoying having a place that's finally your own.

Alongside, the separate kitchen keeps cooking neatly away from the main living space and offers the opportunity to add your own personality over time.

Upstairs, three bedrooms provide a level of flexibility that's particularly appealing for a first home. Rather than buying somewhere you could quickly outgrow, there's room here for life to change. Perhaps one becomes a home office today, a guest room tomorrow or eventually a nursery. A family bathroom completes the first floor, while further storage throughout the home helps keep everything organised.

Outside, the garage to the rear is another valuable addition, providing secure parking, workshop space or simply somewhere to store bikes, tools and everything you don't necessarily want in the house.

The location ties everything together. The Queen Elizabeth Hospital is within walking distance, making this particularly convenient for anyone working there, while King's Lynn's schools, shops, transport links and wider amenities are all within easy reach.

Gas central heating and double glazing take care of the everyday essentials, while no onward chain means there's no seller above you waiting for their own move to come together.

For a first-time buyer, this isn't simply somewhere to get onto the property ladder. It's a home with enough space to settle in, put your own stamp on and potentially stay for longer than you first imagined.

For an investor, it's a practical three-bedroom property in a location where convenience really matters.

Either way, it's a home that offers plenty of space, plenty of practicality and plenty of reasons to take a closer look.

Tenure: Freehold

Property Type: Terraced House

- Terraced House
- Three Bedrooms
- No Onward Chain
- Garage
- Gas Central Heating
- Ideal First Home
- Potential Investment Opportunity
- Walking Distance to QE Hospital
- Downstairs W/C
- Council Tax Band A

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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.

We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

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.

These details are provided in good faith, but they don't form part of any offer or contract.

Buyers should verify any points that are important to them before proceeding.

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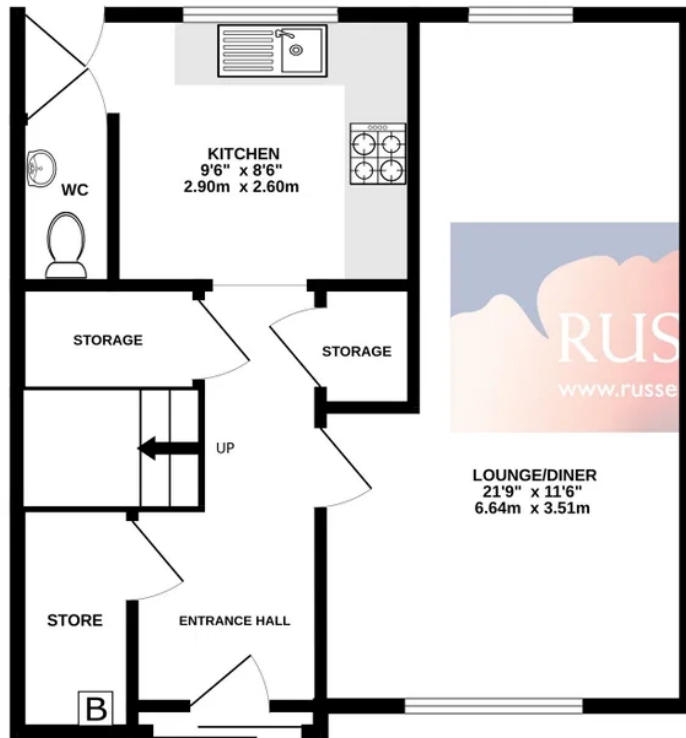


21ft living room/diner

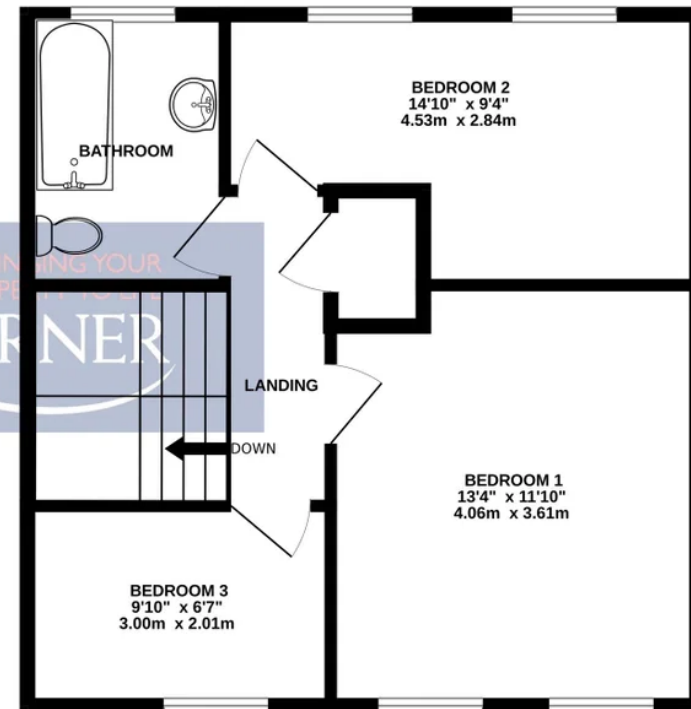


Garage to the rear

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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