



NEWSON & BUCK
ESTATE AGENTS



9 Spring Close, King's Lynn, Norfolk PE30 3ED

£269,995

Superb location, fantastic rear garden space and close to amenities! This three bedroom semi detached is ready and waiting for you to put your own stamp on it. The property comprises of a porch, entrance hallway, lounge, dining room, kitchen, utility, w/c, three bedrooms and a family bathroom. Further benefits include off road parking for numerous vehicles, rear garden and No Onward Chain!! The property is located within four miles of King's Lynn town centre which in itself has main line rail links to Cambridge and London. Viewing is highly recommended so please get in touch to book a viewing.

Entrance Hallway

Fitted carpet, one radiator, staircase to first floor.

Lounge

11' 08" x 13' 04" (3.56m x 4.06m) Fitted carpet, one radiator, double glazed window.

Dining Room

11' 07" x 12' 07" (3.53m x 3.84m) Fitted carpet, one radiator, double glazed window with sliding patio doors.

Kitchen

9' 07" x 11' 07" (2.92m x 3.53m) Tiled flooring, fitted kitchen units, sink drainer, one double glazed window, pantry, space for cooker.

Utility Area

8' 07" x 11' 07" (2.62m x 3.53m) Vinyl flooring, one double glazed window, one radiator, door leading to rear garden.

W/C

Low flush w/c, sink, one double glazed window, vinyl flooring.

Landing

Fitted carpet, one double glazed window.

Bedroom One

12' 07" x 11' 07" (3.84m x 3.53m) Fitted carpet, one radiator, double glazed window.

Bedroom Two

9' 10" x 13' 10" (3.00m x 4.22m) Fitted carpet, one radiator, double glazed window.

Bedroom Three

8' 08" x 7' 10" (2.64m x 2.39m) Fitted carpet, one radiator, double glazed window.

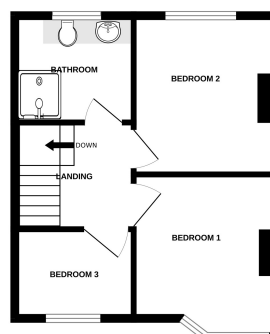
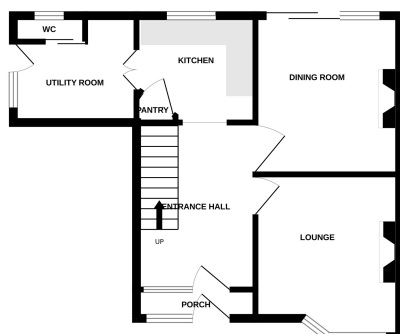
Rear Garden

Patio area with lawn leading to the rear. shed spaces and green house.



GROUND FLOOR

1ST FLOOR



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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