



NEWSON & BUCK  
ESTATE AGENTS



30 Archdale Street, King's Lynn, Norfolk PE30 1QY

£159,995

Calling all first time buyers & investors! Newson & Buck are pleased to present this two bedroom mid terrace house within walking distance of the town and plenty of local amenities. The property downstairs consists of two reception rooms, kitchen with separate utility area. Upstairs the property consists of two bedrooms as well as a family bathroom. Outside the property there is a courtyard style garden perfect for some summer al fresco dining. The property further benefits from UPVC double glazing and Gas Central Heating.



01553 775151



## Dining Room

11' 7" x 12' 03" (3.53m x 3.73m) Entrance Door, radiator, UPVc Double Glazing to front, vinyl flooring

## Living room

11' 10" x 11' 8" (3.61m x 3.56m) Radiator, UPVc Double Glazed window to rear, vinyl flooring.

## Hallway

Storage Cupboard

## Kitchen

9' 11" x 6' 9" (3.02m x 2.06m) Wall and base cabinets, UPVc Double Glazed window to side, space for cooker, tiled flooring

## Utility Room

5' 0" x 7' 1" (1.52m x 2.16m) Boiler, space for Washing Machine, Tumble Dryer & Fridge Freezer, tiled flooring

## Landing

Fitted carpet

## Bedroom 1

12' 0" x 12' 1" (3.66m x 3.68m) UPVc Double Glazed window to front, radiator, built in wardrobe, laminate flooring

## Bedroom 2

7' 02" x 12' 11" (2.18m x 3.94m) UPVc Double Glazed Window to rear, radiator, carpet flooring, built in wardrobe

## Bathroom

6' 8" x 8' 9" (2.03m x 2.67m) UPVc Double Glazed Window to rear, sink, toilet, bath with shower over.

EPC - D

Council Tax Band - A



TOTAL FLOOR AREA: 151 sq ft (14.0 sq m)

Measurements are approximate and should not be relied upon for any legal or financial purposes. Measurements are taken to the best of our knowledge and are not intended to be a guarantee of accuracy. The floor area is measured to the internal face of the walls and includes the area of any internal walls and doors. The floor area does not include the area of any external walls, balconies, or other external areas. The floor area is measured to the best of our knowledge and is not intended to be a guarantee of accuracy. The floor area is measured to the internal face of the walls and includes the area of any internal walls and doors.