



NEWSON & BUCK
ESTATE AGENTS



77 Friars Street, King's Lynn, Norfolk PE30 5AP

£144,995

Newson & Buck are proud to offer to the market this beautifully presented two bedroom cottage situated in the heart of a conservation area within King's Lynn town centre. The property consists of lounge, kitchen, two bedrooms, bathroom and a rear courtyard space with separate side access. The property further benefits from double glazed windows and gas central heating. The property sits within walking distance to local shops, restaurants and the mainline rail link to Cambridge and London Kings Cross.



01553 775151



Lounge

14' 07" x 14' 0" (4.45m x 4.27m) Fitted carpets, two radiators, one double glazed sash window, cupboard space and staircase to first floor.

Kitchen

8' 03" x 7' 10" (2.51m x 2.39m) Vinyl flooring, fitted kitchen units, stainless steel sink, oven, induction hob, extractor, one radiator, one double glazed window, door leading to rear courtyard area.

Landing

Fitted carpets and one double glazed window.

Bedroom One

10' 07" x 11' 04" (3.23m x 3.45m) Fitted carpets, one radiator and one period style double glazed window.

Bedroom Two

8' 06" x 10' 06" (2.59m x 3.20m) Fitted carpets, one radiator and one period style double glazed window.

Bathroom

8' 04" x 8' 01" (2.54m x 2.46m) Vinyl flooring, bath tub with over head shower, pedestal sink, low flush w/c, one radiator, one double glazed window and airing cupboard space.

Rear Courtyard

Rear courtyard area with separate side access from the front of the property.

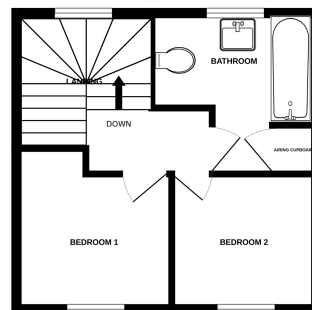
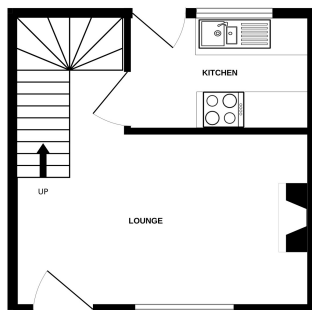
EPC - C

Council Tax Band A



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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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