



NEWSON & BUCK  
ESTATE AGENTS

34 Guanock Terrace

King's Lynn

Norfolk

PE30 5QT

£950 pcm

Newson & Buck are delighted to offer this well presented and modern two double bedroom semi detached house located in the town centre of King's Lynn. The property provides spacious accommodation internally and externally. In brief the property comprises of entrance lobby, living room, kitchen, family bathroom, two double bedrooms, gas central heating, double glazing. Eternally there is off road parking to the side of the property with an EV point. The rear garden is fully enclosed with a storage shed and is mainly laid to lawn with shingle and concrete area for outdoor dining.

- Modern & Spacious Semi Detached House
- Two Double Bedrooms
- Off Road Parking and Gardens
- Town Centre Location
- Gas Central Heating & Double Glazing
- EPC RATING C
- COUNCIL TAX BAND A
- AVAILABLE MID JULY



### **Entrance Lobby**

Accessed from a composite door to front, vinyl flooring, radiator, stairs to first floor and access to living room.

### **Living Room**

Vinyl flooring and curve carpeted area, radiator, spacious storage cupboard, dual aspect windows and access to kitchen.

### **Kitchen**

Fitted with a range of wall mounted and base storage cupboards, integrated electric oven, hob and stainless steel extractor, space and plumbing for washing machine, space for upright fridge freezer, radiator, vinyl flooring, window to rear and door to rear garden.

### **Stairs And Landing**

Fitted carpet, airing cupboard housing immersion tank.

### **Bathroom**

A modernised three piece suite comprising of bath with thermostatic shower over, vanity unit housing WC and wash basin, vinyl flooring, towel radiator and window to side.

### **Master Bedroom**

Fitted carpet, radiator and window to rear.

### **Bedroom Two**

Fitted carpet, radiator and two windows two front.

### **Externally**

To the side of the property is a brick weave parking area with EV point and access to the rear garden.

The rear garden is fully enclosed with a storage shed and is mainly laid to lawn with shingle and concrete area for outdoor dining.







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