



NEWSON & BUCK
ESTATE AGENTS

2 Yoxford Court
King's Lynn
Norfolk
PE30 5PP

£1,100 pcm

Newson & Buck are delighted to offer this three bedroom house located in 'The Walks' area. The accommodation comprises of entrance hall, living room/diner, kitchen, lean to/conservatory, three bedrooms and shower room. The property further benefits from UPVC double glazed windows, off road parking, front and rear gardens. Local amenities can be found on Tennyson Avenue with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Mid Terrace House
- Three Bedrooms
- Living Room/Diner
- UPVC Double Glazing
- EPC Rating: E
- Front & Rear Gardens
- Off Road Parking
- Garage



Entrance Hall

Double glazed entrance door to front, storage cupboard, stairs to first floor, electric heater and fitted carpet.

Living Room/Diner

22' 2" x 16' 1" (6.76m x 4.90m MAX) 11' 4" x 6' 3" (3.45m x 1.91m MIN) - Double glazed windows to front and rear, feature fireplace with electric fire, two electric heaters and fitted carpet.

Kitchen

7' 1" x 13' 3" (Max) (2.16m x 4.04m) Window and door to rear, fitted kitchen comprising of matching wall and base units with single stainless steel sink, space and plumbing for washing machine, space for electric cooker, pantry and vinyl flooring.

Lean To

5' 11" x 9' 5" (1.80m x 2.87m) - Windows and door to rear, power and plumbing.

Landing

Loft hatching give access to roof space, storage cupboard, airing cupboard and fitted carpet.

Bedroom 1

9' x 8' 9" (2.74m x 2.67m) Double glazed window to front, electric heater, electric heater and fitted carpet.

Bedroom 2

9' 1" x 7' 2" (2.77m x 2.18m) Double glazed window to front, electric heater and fitted carpet.

Bedroom 3

9' 6" x 5' 7" (2.90m x 1.70m) Double glazed window to rear, electric heater and fitted carpet.

Bathroom

5' 9" x 7' (Max) (1.75m x 2.13m) Double glazed window to rear, walk in shower with electric shower, low level flush WC, pedal stall wash hand basin, electric towel radiator and vinyl flooring.

Garden

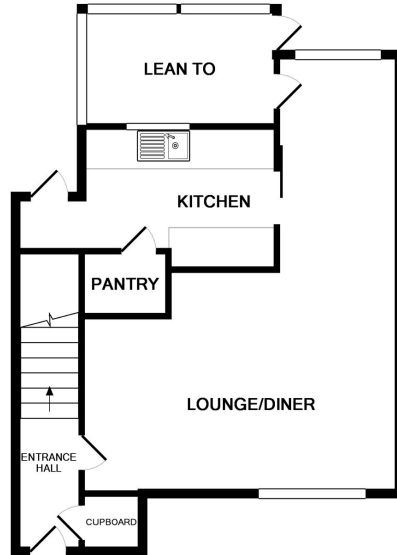
To the front of the property the garden is mainly laid to lawn, with some shrubs and pathway to the front entrance. To the rear there is a enclosed garden that is laid to lawn with an array of mature shrubs and trees, and a further patio area.

Parking

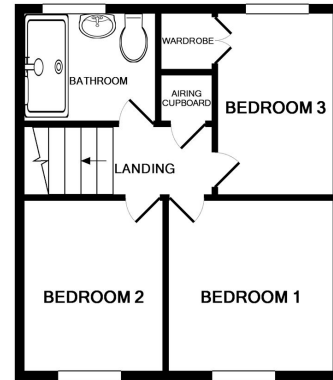
Parking within a communal parking area

EPC Rating: E





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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