



NEWSON & BUCK  
ESTATE AGENTS

32 Guanock Terrace  
King's Lynn  
Norfolk  
PE30 5QT

£875 pcm

Newson & Buck are delighted to offer this refurbished two bedroom semi detached house located in close to the town centre. In brief the property comprises of living room, dining room, fitted kitchen and rear porch to the ground. The first provides two bedrooms and a spacious bathroom. Further benefits include gas central heating and UPVC double glazed windows. Externally there is a fully enclosed rear courtyard with a brick built store.

- Two Bedroom Semi Detached House
- Refurbished
- Two Reception Rooms
- Gas Central Heating
- AVAILABLE NOW
- EPC RATING D
- COUNCIL TAX BAND A



### **Living Room**

Accessed from a door to front, upvc window to front, fitted carpet, radiator and access into dining room

### **Dining Room**

Window into rear porch, fitted carpet, radiator and access to kitchen and first floor

### **Kitchen**

Fitted with a range of wall mounted and base cabinets, space and plumbing for washing machine, free standing electric cooker with matching extractor hood,

window to side, vinyl flooring, radiator, door into rear porch.

### **Rear Porch**

Vinyl flooring, window and door to rear courtyard.

### **Stairs & Landing**

Fitted carpet, access into both bedrooms and bathroom.

### **Master Bedroom**

Fitted carpet, radiator, window to front and two storage cupboards.

### **Bedroom Two**

Fitted carpet, radiator, window to rear.

### **Bathroom**

A three piece suite comprising of bath with power shower over, pedestal wash hand basin, low level WC, towel radiator and window to side.

### **Externally**

To the rear of the property is low maintenance fully enclosed courtyard with brick built store.







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