



NEWSON & BUCK  
ESTATE AGENTS



## 2 Millfields, King's Lynn, Norfolk PE30 3DU

£135,000

Newson & Buck are pleased to present to you this charming one bedroom semi detached located just off Wootton Road, less than four miles from King's Lynn Town Centre. The property comprises of lounge kitchen area, one bedroom, shower room and separate w/c. The property further benefits from gas central heating, a rear garden area and allocated parking.

## **Entrance Hallway**

Fitted carpet, one radiator, one double glazed window.

## **Bedroom**

11' 04" x 8' 02" (3.45m x 2.49m) Fitted carpets, one radiator, one double glazed window.

## **W/C**

5' 3" x 3' 5" (1.60m x 1.04m) Vinyl flooring, low flush W/C, sink, cupboard space, one radiator, one double glazed window.

## **Shower Room**

5' 5" x 5' 10" (1.65m x 1.78m) Shower, one radiator, one double glazed window.

## **Lounge Kitchen Area**

11' 9" x 17' 11" (3.58m x 5.46m) Fitted carpet, one radiator, three double glazed windows, fitted kitchen units, stainless steel sink, integrated microwave, oven, induction hob with over head extractor, space for washing machine and fridge freezer.

## **Garden**

Graveled garden area.

**EPC - TBC**

**Council Tax Band A**

