



NEWSON & BUCK
ESTATE AGENTS

22 Sir Lewis Street
KING'S LYNN
Norfolk
PE30 2AH

£139,995

Welcome to 22 Sir Lewis Street, this three-bedroom terraced home, ideally situated just a short walk from the town centre and local amenities. Offered with no onward chain, the property represents an excellent opportunity for first-time buyers or investors alike. The accommodation is well-proportioned and includes an open-plan lounge/diner, a modern kitchen and a ground floor bathroom. On the first floor, there are two generous double bedrooms together with a larger-than-average single bedroom. The property further benefits from gas central heating and UPVC double glazing. Externally, there is an enclosed courtyard garden to the rear, providing a private outdoor space. This conveniently located home offers good space, modern comforts and immediate availability.

Early viewing is highly recommended.

- Town Centre Location
- Three Bedrooms Mid Terraced
- Open Plan Living Area
- Gas C/Heating & Double Glazing
- Family Bathroom
- Courtyard
- EPC - D



Lounge/Dining Room

11' 10" x 25' 00" (3.61m x 7.62m) Entrance door, carpeted, window to front aspect and rear aspect, two radiators, electric fireplace with surround, stairs to first floor, door leading to

Kitchen

6' 08" x 8' 10" (2.03m x 2.69m) Tiled flooring, window to side aspect, range of base and wall cabinets, worktops, inset steel sink with mixer tap over, space for fridge freezer, space for washing machine, opening leading to

Rear Lobby

6' 08" x 2' 05" (2.03m x 0.74m) Tiled flooring, storage cupboard housing boiler, door leading to rear courtyard, door leading to

Bathroom

6' 11" x 5' 08" (2.11m x 1.73m) Tiled flooring, tiled walls, panelled bath with electric shower over, low level flush w/c, hand basin, radiator, window to rear aspect

Landing

Carpeted, loft access, doors leading to

Bedroom One

11' 10" x 11' 01" (3.61m x 3.38m) Carpeted, radiator, window to front aspect

Bedroom Two

8' 03" x 10' 03" (2.51m x 3.12m) Carpeted, radiator, window to rear aspect, built in wardrobe

Bedroom Three

6' 08" x 9' 10" (2.03m x 3.00m) Carpeted, radiator, window to rear aspect

External

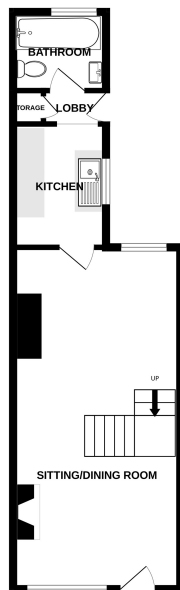
The rear courtyard is laid to concrete with gated access from the rear

EPC - D

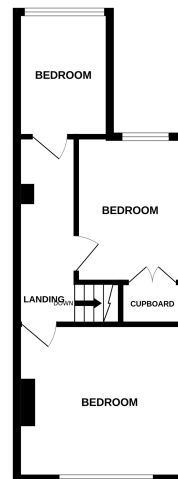
Council Tax - A



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of plans, sections, reports and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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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