



NEWSON & BUCK
ESTATE AGENTS



3 Paradise Lane, King's Lynn PE30 1FA

£195,000

Newson & Buck are delighted to offer this newly converted two bedroom cottage ideal for both first time buyers and buy-to-let investors, set within a bespoke Town Centre development. The accommodation comprises kitchen / breakfast, hallway, ground floor w/c, living room, two double bedrooms and a shower room. The property further benefits from electric heating, double glazing and a communal courtyard.

A full range of amenities can be found within walking distance, including King's Lynn rail station with direct links into Cambridge and London King's Cross.



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Development

Welcome to this bespoke new development situated on Paradise Lane, in King's Lynn Town Centre. This beautiful development consists of five dwellings which have been tastefully refurbished to a high specification.

The five properties share a secured entrance gate which leads into a communal courtyard.

Kitchen

10' 3" x 10' 10" (3.12m x 3.30m) Entrance door to front, double glazed door to rear courtyard, double glazed window to rear, fitted kitchen, integrated oven and hob with extractor above, stainless steel sink, space for washing machine and fridge freezer, gas central heating boiler, radiator and vinyl flooring.

Hall

Stairs with cupboard below, radiator and fitted carpet.

W/c

4' 0" x 3' 9" (1.22m x 1.14m) W/c and basin combination unit, radiator and vinyl flooring.

Living Room

10' 7" x 10' 6" (3.23m x 3.20m) Double glazed window to front, radiator and fitted carpet.

Landing

Radiator and fitted carpet.

Bedroom One

10' 5" x 13' 6" (3.17m x 4.11m) Max - Double glazed window to front, access to loft, radiator and fitted carpet.

Bedroom Two

10' 7" x 8' 7" (3.23m x 2.62m) Double glazed window to front, radiator and fitted carpet.

Shower Room

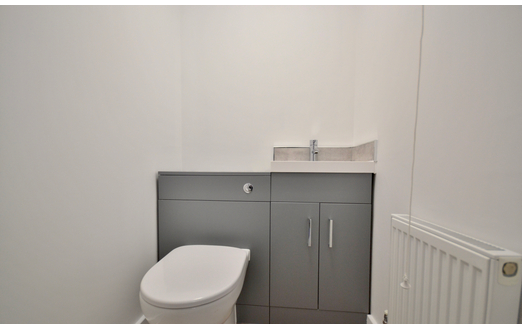
6' 11" x 6' 3" (2.11m x 1.91m) Double glazed window to rear, shower enclosure with mixer shower, w/c, vanity unit with wash hand basin, towel radiator and vinyl flooring.

Communal Area

The property is found via gated access from Paradise Lane. A communal courtyard is located to the rear of the property.

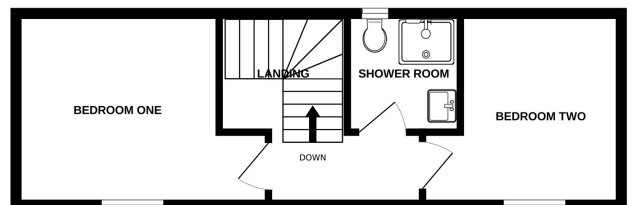
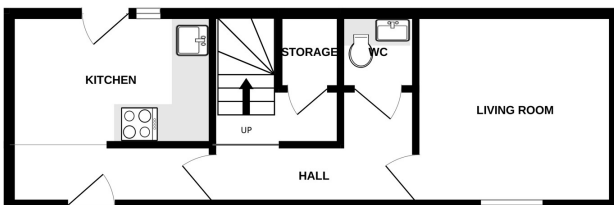
EPC Rating: C

Council Tax Band: Awaiting



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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