



10
KILNCREST DRIVE

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NEWSON & BUCK
ESTATE AGENTS

8 Elsing Drive
King's Lynn
Norfolk
PE30 3UT

£179,995

Located in the popular area of Templemead and being conveniently close to local amenities Newson and Buck present this well presented two bedroom mid terrace house with off road parking for 2/3 vehicles. Inside the accommodation consists of entrance hall, kitchen, lounge and conservatory to the ground floor with two bedrooms and a family bathroom to the first floor. Outside is a low maintenance garden with private access to and from the off road parking. The property is double glazed throughout with triple glazing in the conservatory and the heating is provided by electric storage heaters. Templemead has local amenities within walking distance 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
- Close to Amenities
- Off Road Parking
- Kitchen
- Lounge
- Two Bedrooms
- Ideal FTB/Investment
- EPC - Awaiting
- Double Glazed Throughout
- Conservatory



Entrance Hall

3' 08" x 3' 06" (1.12m x 1.07m) Entrance door, carpeted, storage heater, doors leading to

Kitchen

8' 06" x 8' 00" (2.59m x 2.44m) Range of base and wall cabinets, tiled flooring, worktops, space for cooker, space for washing machine, integrated under counter fridge and freezer, sink, window to front

Lounge

15' 05" x 11' 11" (4.70m x 3.63m) Carpeted, electric fireplace, two storage heaters, sliding doors leading to conservatory, stairs to first floor

Conservatory

10' 08" x 8' 03" (3.25m x 2.51m) Carpeted, patio doors opening to rear garden, triple glazed

Landing

Carpeted, doors leading to

Bedroom One

12' 01" x 11' 11" (3.68m x 3.63m) Carpeted, built in storage, electric radiator, window to rear

Bedroom 2

11' 10" x 5' 09" (3.61m x 1.75m) Carpeted, window to front, loft access

Bathroom

8' 06" x 5' 10" (2.59m x 1.78m) Vinyl flooring, window to front, quadrant shower cubicle, low level flush w/c, hand basin, sink in vanity unit with storage, half tiled walls, towel radiator

External

Adjacent to the row of terraced properties there is a shared private driveway providing parking for 2/3 vehicles with private back access to the rear garden

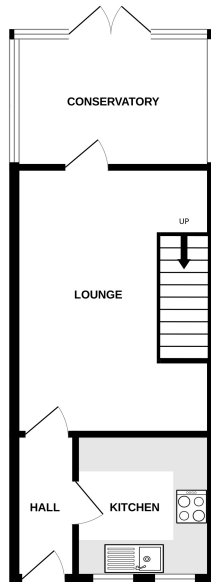
The rear garden provides a low maintenance garden with storage shed, decking area for seating and laid to turf

EPC - Awaiting

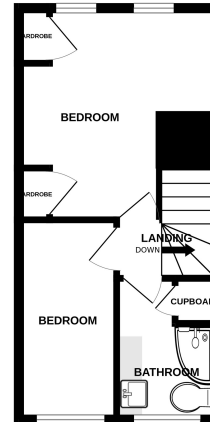
Council Tax - A



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the description compared from measurements of rooms, fixtures, fittings and appliances shown on the drawings 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 various appliances and fixtures shown here are not meant to be taken as a guarantee as to their quantity or efficiency can be given.
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