



NEWSON & BUCK

ESTATE AGENTS



16 Lansdowne Street, Norfolk PE30 2AF

£129,995

This charming property offers an excellent blend of character, convenience and investment potential—making it an ideal purchase for first-time buyers or buy-to-let investors. The accommodation is well arranged and finished to a good standard throughout. The ground floor features two generous reception rooms, offering flexible living and dining space, leading through to a modern, well-appointed kitchen. Upstairs, you will find two good-sized bedrooms along with a family bathroom. Outside, the property boasts a private courtyard immediately to the rear—perfect for outdoor dining or a quiet coffee—as well as a separate enclosed garden, providing additional outdoor space rarely found with homes of this style. Located just moments from King's Lynn town centre, the railway station, and a wide range of local shops, schools and amenities, this home delivers both comfort and convenience in equal measure. A superb opportunity—early viewing is strongly recommended.

Lounge

11' 5" x 10' 08" (3.48m x 3.25m) Entrance door, laminate flooring, under stairs storage, window to front, radiator

Dining Room

11' 05" x 8' 4" (3.48m x 2.54m) Laminate flooring, window to rear, radiator, opening leading to, stairs to first floor

Kitchen

6' 05" x 15' 03" (1.96m x 4.65m) Tiled flooring, range of base and wall cabinets, worktops over, space for fridge/freezer, space for washing machine, combi oven grill, electric oven, induction hob with extractor over, window to side aspect, door leading to rear courtyard

Landing

Carpeted, loft access

Bedroom One

11' 05" x 10' 08" (3.48m x 3.25m) Carpeted, radiator, window to front

Bedroom Two

11' 05" x 8' 05" (3.48m x 2.57m) Carpeted, radiator, window to rear, door leading to

Family Bathroom

6' 00" x 8' 00" (1.83m x 2.44m) Tiled flooring, panelled bath with shower over, radiator, low level flush w/c, hand basin, window to rear aspect, tiled surround

External

To the rear the property has a private courtyard off the kitchen, the property then has a separate garden at the rear which is laid to turf and fenced.

EPC - D

Council Tax - A

