



NEWSON & BUCK
ESTATE AGENTS



2 Fenland Road, King's Lynn, Norfolk PE30 3ER

£269,995

Newson & Buck are please to offer to the market this well presented three bedroom family home that has been extended, situated on the popular Reffley Estate. The property consists of an entrance hallway way, lounge diner, kitchen, down stairs w/c, three bedrooms and a family bathroom. Further more there is off road parking for multiple vehicles and a well maintained rear garden. The property is located within close proximity of local shops and primary a school. Viewing is highly essential for this property so please get in touch with our office today to book a viewing.

6' 08" x 14' 3" (2.03m x 4.34m) Engineered wood flooring, staircase to first floor, under stairs cupboard, one radiator.

Fitted carpet, one double glazed bay window, sliding patio door leading to rear garden, two radiators.

17' 04" x 10' 0" (5.28m x 3.05m) Tiled flooring, fitted kitchen units, oven with gas hob and over head extractor, two double glazed windows, cupboard space, sink.

5' 04" x 8' 07" (1.63m x 2.62m) Tiled flooring, space for fridge freezer, one double glazed window.

Tiled flooring, one towel radiator, pedestal sink, one double glazed window, low flush w/c.

Fitted carpet, one double glazed window, airing cupboard space.

9' 09" x 13' 06" (2.97m x 4.11m) Fitted carpet, fitted wardrobes, one radiator, one double glazed window.

11' 07" x 12' 07" (3.53m x 3.84m) Fitted carpet, one radiator, one double glazed window.

8' 09" x 7' 01" (2.67m x 2.16m) Fitted carpet, fitted wardrobes, one radiator, one double glazed window.

6' 08" x 7' 01" (2.03m x 2.16m) Laminate flooring, bath tub, separate show, pedestal sink, low flush w/c, one double glazed window, one radiator.

Enclosed rear garden with patio area and access to front via side of garage.

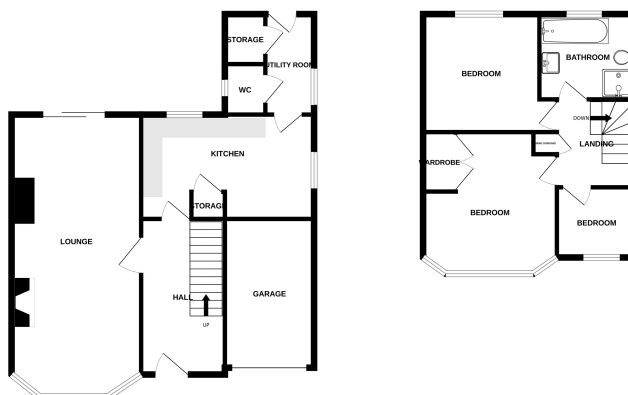
Electric up & over front door, fitted lighting and electrics.

Council Tax Band



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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.