



NEWSON & BUCK  
ESTATE AGENTS

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3 Aickmans Yard King  
Street

KING'S LYNN

Norfolk

PE30 1HW

£350,000

Newson & Buck are proud to offer to the market this beautifully presented grade II listed 3 bedroom town house property, situated off King Street in King's Lynn Town centre. The property comprises of lounge kitchen diner, three bedrooms with an en suite to master and a family bathroom. The property has been finished to a very high standard in recent years which makes viewing is highly essential for this glorious town house. Local amenities can be found nearby in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Desirable Town Location
- Three Bedrooms
- Period Features
- Kitchen Diner
- En - Suite To Master
- Close to Amenities
- Grade II Listed Town House
- EPC - D



### **Lounge Diner**

5.5m x 3.8m (18' 1" x 12' 6") Double glazed timber frame windows, one radiator, solid oak flooring.

### **Kitchen**

5.4m x 4.1m (17' 9" x 13' 5") Double glazed timber frame windows, tiled floor, fitted kitchen with base and wall units, quartz work tops, sink with mixer taps, Range Master Aga style gas oven and five ring hob with extractor above. Integrated washing machine and space for fridge freezer, one radiator and stairs to first floor with fitted carpets.

### **Landing**

Fitted carpets and one radiator.

### **Bathroom**

2.9m x 2.0m (9' 6" x 6' 7") Double glazed timber frame window, tiled floor, free standing oval bath with hot and cold mixer tap & hand held shower head, hand wash basin, low flush WC, shower and one towel radiator.

### **Bedroom One**

4.7m x 4.2m (15' 5" x 13' 9") Double glazed timber frame windows, radiator, fitted carpets

### **En Suite**

3.3m x 2.1m (10' 10" x 6' 11") Double glazed timber frame windows, tiled floor, vanity unit with inset hand wash basin and mixer tap, low flush WC, tiled walk in shower, towel radiator.

### **Bedroom Two**

4.1m x 3.4m (13' 5" x 11' 2") Double glazed timber frame windows, one radiator, built in storage.

### **Bedroom Three**

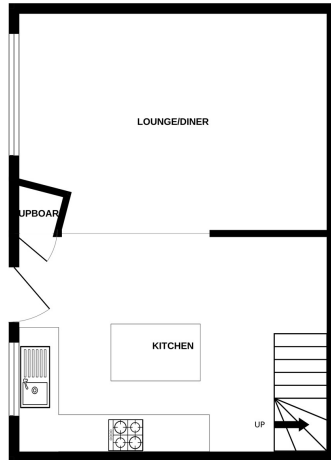
4.1m x 2.5m (13' 5" x 8' 2") Double glazed timber frame windows, one radiator, airing cupboard.

**EPC - D**

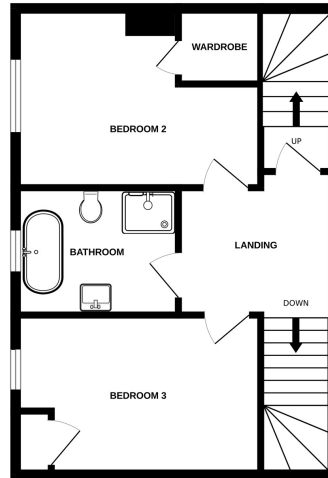
**Council Tax Band C**



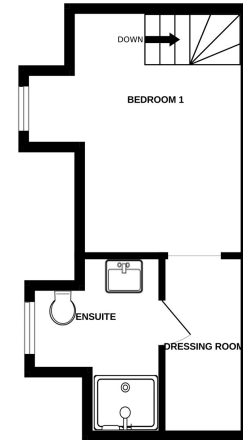
GROUND FLOOR



1ST FLOOR



2ND 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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18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: [kingslynn@millsopps.com](mailto:kingslynn@millsopps.com) [www.millsopps.com](http://www.millsopps.com)