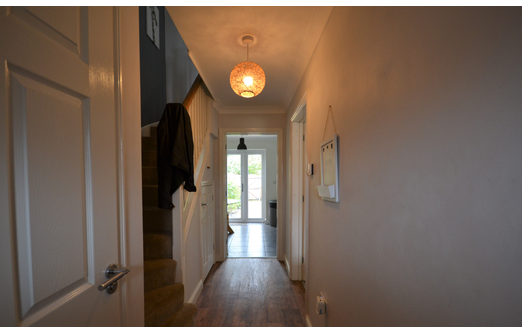




NEWSON & BUCK
ESTATE AGENTS



3 Nolan Court, Watlington, King's Lynn, Norfolk PE33 0JP £225,000

Newson and Buck are delighted to present for sale this well presented three bedroom modern terraced home situated in the popular village of Watlington. Perfect for first time buyers looking for the first home to put their own stamp on or new families ready to upsize with the bonus of the desirable village location. The house comprises of entrance hall, w/c, lounge, kitchen diner, with the family bathroom and three bedrooms upstairs. The property also further benefits from gas central heating, double glazing and off road parking for one vehicle. Local amenities can be found in the village along with a main line rail link into Cambridge and London Kings Cross. No Onward Chain

Agents Note: Management Charge - £110



01553 775151



Entrance Hall

3' 02" x 14' 01" (0.97m x 4.29m) Composite door to entry, vinyl flooring, storage cupboard under stairs, doors leading to

Downstairs WC

Vinyl Flooring, low level flush w/c, hand basin, double glazed window to front, radiator

Lounge

14' 10" x 10' 3" (4.52m x 3.12m) Double glazed window to front, vinyl flooring, tv points, radiator

Kitchen/Diner

8' 8" x 17' 1" (2.64m x 5.21m) Range of base and wall cabinets with worktop. Space for washing machine, space for fridge freezer, integrated dishwasher, double glazed window to rear, tiled flooring, radiator, patio doors off leading to garden.

Landing

Carpeted, airing cupboard housing boiler, lot access, doors leading to

Bedroom One

11' 5" x 9' 5" (3.48m x 2.87m) Carpeted, double glazed window to rear, built in wardrobes, radiator, tv point

Bedroom 2

10' 01" x 9' 04" (3.07m x 2.84m) Carpeted, double glazed window to front, tv point

Bedroom 3

7' 05" x 7' 06" (2.26m x 2.29m) Carpeted, double glazed window to rear, radiator

Bathroom

5' 07" x 6' 10" (1.70m x 2.08m) Modern three piece suite comprising, w/c, basin and panel bath with shower over, towel radiator, double glazed window to front, vinyl flooring

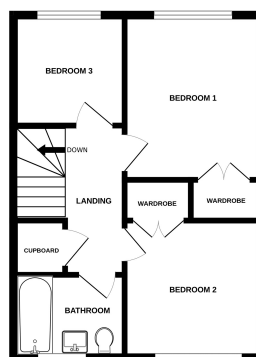
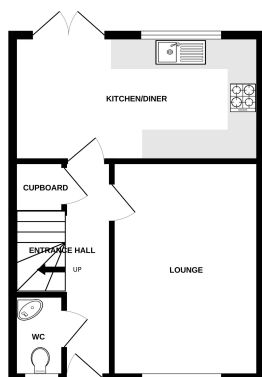
Garden

Low maintenance edging to front of property, rear garden mainly laid to turf with gated access to rear and storage



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee is to be taken thereon. www.millsopps.com for details.
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