



NEWSON & BUCK  
ESTATE AGENTS



42 Loke Road, King's Lynn, Norfolk PE30 2AB

£115,000

**\*\*\*Cash Buyers Only\*\*\*** A two bedroom end of terrace property situated close to the King's Lynn Town centre. The accommodation comprises lounge, dining room, kitchen, two bedrooms and a bathroom. The property further benefits from gas central heating, double glazing and rear courtyard. A full range of amenities can be found within walking distance including a main line rail link into Cambridge and London King's Cross.

### Lounge

12' 2" (7'10 minimum) x 13' 11" (3.71m x 4.24m) Irregular shaped room. Double glazed window to front and radiator.

### Dining Room

11' 11" x 10' 4" (3.63m x 3.15m) Double glazed window to rear, radiator and under stair storage.

### Kitchen

13' 7" x 7' 10" (4.14m x 2.39m) Double glazed door to side, double glazed window to rear and fitted kitchen.

### Landing

Access to loft

### Bedroom One

12' 11" (minimum 8'10) x 13' 11" (3.94m x 4.24m) Double glazed window to front and radiator.

### Bedroom Two

11' 10" x 8' 2" (3.61m x 2.49m) Double glazed window to rear and radiator.

### Bathroom

7' 10" x 7' 10" (2.39m x 2.39m) Double glazed window to rear, panel bath, shower enclosure, low flush w/c, wash hand basin and radiator.

### Courtyard

Courtyard to rear, with gated side access.

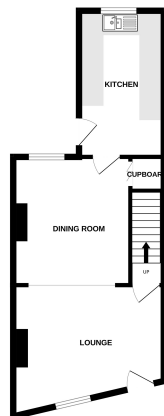
**EPC Rating: E**

**Council Tax Band: A**



GROUND FLOOR

FIRST FLOOR



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