



NEWSON & BUCK
ESTATE AGENTS



18 Archdale Street, King's Lynn, Norfolk PE30 1QY

£154,995

An ideal first-time purchase or investment opportunity, this well-presented home offers fantastic potential and is conveniently situated within close proximity to King's Lynn town centre. The property provides easy access to a wide range of local amenities including shops, transport links, leisure facilities, and the mainline train station with routes to Cambridge and London King's Cross. The property has undergone a number of significant improvements, including a new gas central heating system, full damp-course treatment, new flooring throughout, a newly fitted kitchen, and double glazing throughout, making it an excellent turnkey option. Accommodation briefly comprises an entrance into the lounge, leading through to the dining room and modern kitchen on the ground floor. To the first floor, there are two bedrooms and a well-appointed bathroom.

Lounge

11' 8" x 10' 0" (3.56m x 3.05m) Stone tile flooring, window to front, radiator, fireplace surround

Dining Room

11' 08" x 10' 08" (3.56m x 3.25m) Stone Tile flooring, window to rear aspect, under stairs cupboard, feature fireplace

Kitchen

6' 03" x 8' 09" (1.91m x 2.67m) Stone tiled flooring, window to side aspect, door to rear garden, range of base and wall cabinets, cooker, space for fridge/freezer, steel sink with mixer tap over, worktops

Landing

Wooden flooring, doors leading to

Bedroom One

11' 08" x 10' 10" (3.56m x 3.30m) Carpeted, window to front aspect, feature fireplace, radiator

Bedroom Two

11' 03" x 10' 10" (3.43m x 3.30m) Carpeted, built in cupboard, radiator, window to rear aspect, door leading to

Bathroom

6' 03" x 8' 09" (1.91m x 2.67m) Vinyl flooring, standard panelled bath, low level flush w/c, vanity unit with sink

External

The rear courtyard is private and provides privacy and space for a seating area as well as a storage brick built shed.

Council Tax - A

EPC - C



GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floor plan, the seller does not warrant its accuracy. The floor plan is for general guidance only and is not intended to be used for any other purpose. The floor plan is not a legal document and should not be relied upon for any legal purpose. The floor plan is not a legal document and should not be relied upon for any legal purpose. The floor plan is not a legal document and should not be relied upon for any legal purpose.

