



NEWSON & BUCK
ESTATE AGENTS

7 Whitefriars Terrace
King's Lynn
Norfolk
PE30 5AQ

£199,995

A well presented three bedroom terrace house in the sought after Friars Area of King's Lynn. The accommodation comprises hallway, lounge, dining room, kitchen, utility room, shower room and three bedrooms to the first floor. The property is located within walking distance to King's Lynn Town Centre which includes a main line rail link into Cambridge and London King's Cross.

- Three Bedrooms
- Lounge & Dining Room
- Utility Room
- Shower Room
- EPC - Awaiting
- Off Road Parking



Hallway

Double glazed door to front, radiator and laminate flooring.

Lounge

12' 0" x 10' 10" (3.66m x 3.30m) Double glazed window to front, radiator and laminate flooring.

Dining Room

12' 0" x 10' 10" (3.66m x 3.30m) Double glazed window to rear, radiator and laminate flooring.

Kitchen

9' 11" x 7' 9" (3.02m x 2.36m) Double glazed window to side, fitted kitchen with integrated oven and hob with extractor above, space for dishwasher and tiled flooring.

Utility Room

10' 8" x 4' 10" (3.25m x 1.47m) Double glazed window to side, space for fridge freezer, washing machine and tumble dryer, radiator and tiled flooring.

Shower Room

7' 11" x 4' 9" (2.41m x 1.45m) Double glazed window to side, shower enclosure with mixer shower, vanity unit with wash hand basin, low flush w/c, towel radiator and tiled flooring.

Landing

Bedroom One

12' 0" x 13' 2" (3.66m x 4.01m) Double glazed window to front, two built in wardrobes, radiator and exposed wooden flooring.

Bedroom Two

12' 0" x 8' 3" (3.66m x 2.51m) Double glazed window to rear, storage cupboard, radiator and exposed wooden floorboards.

Bedroom Three

10' 10" x 7' 10" (3.30m x 2.39m) Double glazed window to side, cupboard housing hot water tank, radiator and exposed wooden floorboards.

Garden

A low maintenance garden laid to paving with rear storage shed.

Parking

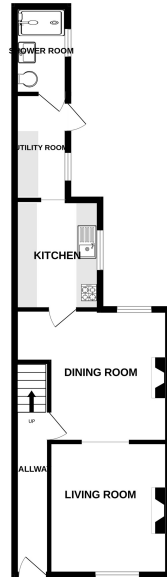
Gated rear access leads to off road parking within the rear garden.

EPC Rating: Awaiting

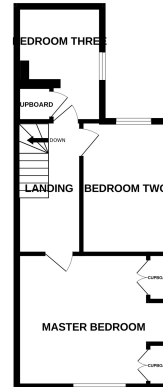
Council Tax Band: B



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. 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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