



NEWSON & BUCK  
ESTATE AGENTS

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1 Purfleet Quay  
King's Lynn  
Norfolk  
PE30 1HP

£450,000

Newson & Buck are delighted to present this three bedroom town house in a truly picturesque location. This unique home is set over four floors including a cellar. The spacious accommodation comprises kitchen / breakfast room, sitting room, bathroom, three bedrooms and en-suite. The property has a wealth of original features and offers one of the best views in King's Lynn Town Centre, overlooking the River Ouse and Customs House.

- Three Bedroom Town House
- Wealth Of Original Features
- Cellar
- Roof Top Terrace
- Ensuite
- Stunning Views
- Grade II Listed

A main line rail link to Cambridge and London King's Cross can be found in the Town Centre.



### **Kitchen Breakfast**

12' 7" x 17' 3" (3.84m x 5.26m) Glazed door to front, fitted kitchen with integrated oven and hob, integrated wine cooler, column designer radiator, cupboard and stairs to first floor.

### **Sitting Room**

14' 5" x 20' 1" (4.39m x 6.12m) Two sash windows to front, feature fireplace, storage cupboard, two radiators, solid wood flooring and door with access to cellar.

### **Landing**

Sash window to front, storage cupboards, fitted carpet and stairs to second floor.

### **Bathroom**

7' 9" x 7' 6" (2.36m x 2.29m) Traditional roll top bath with mixer tap, traditional wash hand basin, corner shower enclosure, low flush w/c, towel radiator and tiled flooring.

### **Master Bedroom**

14' 10" x 15' 3" (4.52m x 4.65m) Two sash windows to front, feature fireplace, cupboard space, two radiators and exposed wooden floorboards.

### **Second Floor Landing One**

With fitted carpet.

### **Bedroom Two**

13' 2" x 11' 10" (4.01m x 3.61m) Velux window to front, ladder to mezzanine level, storage cupboard, radiator and fitted carpet.

### **En-Suite**

8' 10" x 8' 2" (2.69m x 2.49m) Shower enclosure, vanity sink unit, low flush w/c, towel radiator and tiled flooring.

### **Second Floor Landing Two**

Velux window to front and fitted carpet.

### **Bedroom Three**

8' 6" x 9' 2" (2.59m x 2.79m) Velux roof window with access to roof terrace, eaves storage, radiator and fitted carpet.

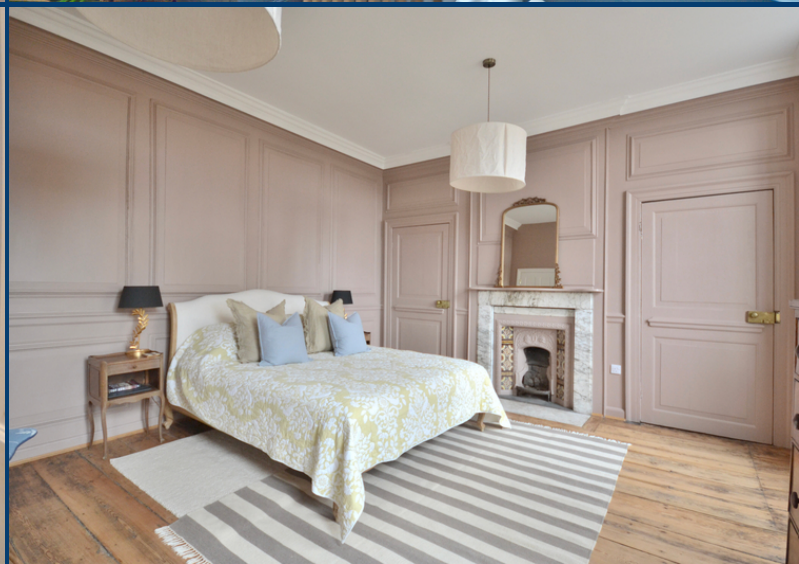
### **Cellar**

#### **EPC Rating:**

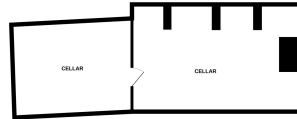
An Energy Performance Certificate is not required for this property due to it being Grade II listed.

#### **Council Tax Band: A**





BASEMENT



GROUND FLOOR



1ST FLOOR



2ND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, walls 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 here are not tested and no guarantee as to their operability or efficiency can be given.  
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