



NEWSON & BUCK
ESTATE AGENTS



NEWSON & BUCK



53 Burma Close, Dersingham, King's Lynn, Norfolk PE31 6YJ ~~£164,995~~

Newson and Buck are delighted to present to the market this extremely well presented one bedroom end of terrace house set in a cul-de-sac location in the desirable village of Dersingham. This property provides an ideal opportunity for a first time buyer, as well as offering superb rental potential to an investor. The property is available with no onward chain. The accommodation briefly comprises entrance porch, sitting room and fitted kitchen on the ground floor, with a double bedroom, bathroom and a large built-in airing cupboard arranged around the first floor landing. The property further benefits from Double glazing and Gas Central Heating

Outside, the property has a neatly maintained frontage which is laid to shingle which leads to the front door and to a wide gated access at the side of the house which leads to the rear garden. The front garden offers the scope to create additional parking if required. The rear garden is enclosed by timber fencing and mainly laid to lawn, with a gate leading on to the parking area where there is an allocated space. Dersingham boasts a full range of facilities including schooling, with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.



01553 775151



Entrance Porch

4' 03" x 3' 11" (1.30m x 1.19m) Entrance Door, LVT flooring, Double glazed window to front

Lounge

12' 11" x 11' 04" (3.94m x 3.45m) LVT Flooring, TV Point, radiator, Double glazed window to front, stairs to first floor

Kitchen

11' 04" x 6' 05" (3.45m x 1.96m) Tiled flooring, range of base and wall cabinets, electric oven and electric hob and extractor, sink with drainer, boiler, space for fridge freezer, space for washing machine, door leading to rear garden,

Landing

Carpeted, airing cupboard, doors leading to bedroom and bathroom

Bedroom

7' 11" x 12' 11" (2.41m x 3.94m) Carpeted, build in wardrobe with shelf and rail, radiator, double glazed window to front, loft access

Bathroom

8' 01" x 3' 02" (2.46m x 0.97m) Shower cubicle with folding door, electric shower, low level flush w/c, wall mounted basin, towel radiator, tiled flooring, double glazed window to rear.

Front and Rear

To the front, the garden area is laid to shingle with side access leading to the rear garden. The rear garden is mainly laid to law with a patio leading from the kitchen. Storage shed and access to private parking

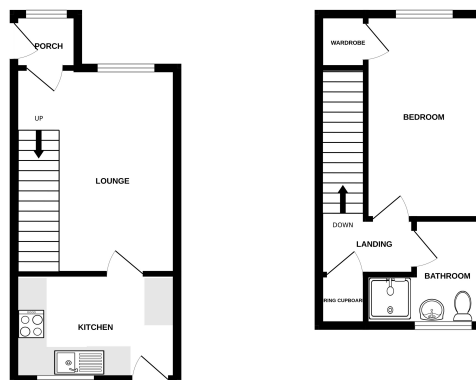
EPC - D

Council Tax - A



GROUND FLOOR

1ST FLOOR



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