



NEWSON & BUCK
ESTATE AGENTS



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17 Lexham Road, King's Lynn, Norfolk PE30 3XN

£199,995

Newson and Buck are delighted to offer to this mid-terrace three bedroom house located on the popular Templemead development. The accommodation which has been freshly decorated consists of entrance hallway with stairs to first floor, living room, kitchen, downstairs cloakroom, family bathroom and three bedrooms. The property benefits from a single garage-en-bloc with parking in front & rear gardens, double glazing throughout, gas central heating. Templemead has local amenities within walking distance 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 Hall

Entrance door to hallway, storage cupboard under stairs, laminate flooring, radiator, stairs to first floor

Downstairs WC

Window to front, radiator, low level flush w/c and hand basin, vinyl flooring

Kitchen

9' 0" x 7' 06" (2.74m x 2.29m) Range of base and wall units, worktops, single drainer sink with mixer tap, tiled walls, vinyl flooring, gas hob and electric oven, space for fridge freezer and washing machine, window to front

Lounge

16' 06" max x 15' 05" max (5.03m x 4.70m) Carpeted, Double glazed patio doors to rear garden, window to rear, tv point, telephone point, radiator

Master Bedroom

15' 05" x 10' 2" (4.70m x 3.10m) Two windows to rear, carpeted, tv point, telephone point, radiator

Bedroom 2

7' 10" x 6' 11" (2.39m x 2.11m) Window to front, carpeted, radiator, tv point, cupboard housing combi boiler

Bedroom 3

10' 1" x 7' 03" (3.07m x 2.21m) Window to front, carpeted, radiator, tv point

Bathroom

5' 07" x 6' 07" (1.70m x 2.01m) Three piece suite comprising of low level flush w/c, hand basin, bath with shower over, radiator, tiled walled

External

Front Garden - Low maintenance area with shrubs and path leading to front door

Rear Garden - Enclosed garden laid to turf

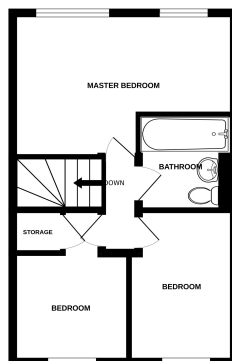
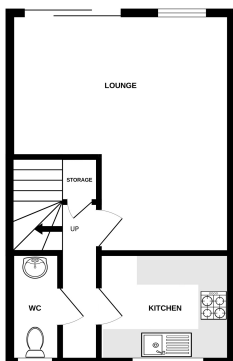
Garage en bloc with parking in front.

EPC - C



GROUND FLOOR
364 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, dimensions, volumes etc. are given for general guidance only and should not be relied upon for any legal or prospective purchase. The services, systems and appliances shown here are not tested and no guarantee will be given regarding their operation.