



NEWSON & BUCK
ESTATE AGENTS

15 Sidney Street
King's Lynn
Norfolk
PE30 5RF

£1,100 pcm

Newson & Buck are proud to offer to the lettings market this beautifully presented three bed semi detached Victorian style house, set within walking distance of " The Walks " and King`s Lynn town centre. The property comprises of entrance hallway, lounge diner, kitchen, sun room, downstairs W/C, bathroom and three bedrooms. The rear garden features a decking area, laid lawn and a shed / log store area. The property benefits from double glazing, central heating system and off road parking for two vehicles. Local facilities can be found within walking distance in Kings Lynn including a main line rail link into Cambridge and London Kings Cross.

- Semi Detached House
- Three Bedrooms
- Lounge Diner
- Sun Room
- Gas Central Heating & UPVC Double Glazed Windows
- EPC RATING D
- COUNCIL TAX BAND B
- AVAILABLE MID OCTOBER

Pets are not permitted at this property.



Entrance Hallway

Double glazed door with stairs to first floor landing, radiator with cover, under stairs storage cupboard, wood flooring and coving.

W/C

Housing a low flush Wc, vanity unit wash hand basin, wall mounted gas boiler, double glazed window to side and tiled floor.

Lounge Diner

Over all Measurement 8.15m (26' 9") into bay 13' 6" x 11' 6" (4.11m x 3.51m) 13' 4" x 9' 7" (4.06m x 2.92m) Double glazed bay window to front, double glazed, window to rear, log burner, wood flooring, 2 radiators and coving.

Kitchen

13' 4" x 8' 1" (4.06m x 2.46m) One and half bowl single drainer moulded sink with hot and cold mixer taps, cupboards below, integrated dishwasher and washing machine, space for fridge freezer, space for range style cooker with extractor over, under floor heating, further work surface with cupboards below and above, double glazed widow to side and tiled floor.

Sun Room

11' 4" x 8' 2" (3.45m x 2.49m) Double glazed French doors to rear, double glazed windows to side, 2 double glazed Velux windows to side, radiator and tiled floor.

Landing

With stairs from hall, access to loft space, built in cupboard and coving

Bedroom One

11' 2" x 15' 2" (3.40m x 4.62m) 2 Double glazed windows to front, radiator and coving.

Bedroom Two

13' 3" x 9' 8" (4.04m x 2.95m) Double glazed window to rear, radiator and coving.

Bedroom Three

6' 8" x 5' 1" (2.03m x 1.55m) Double glazed window to side and radiator

Bathroom

Housing a corner bath with hot and cold mixer tap, separate shower cubicle, low flush Wc, pedestal wash hand basin, towel radiator, tiled walls and floor.

Garden

To the front of the property is a brick weaved area. A gated side access leads through to the rear garden with a timber shed. A decked area with the remaining garden laid to lawn with shrub and flower borders.

EPC - D

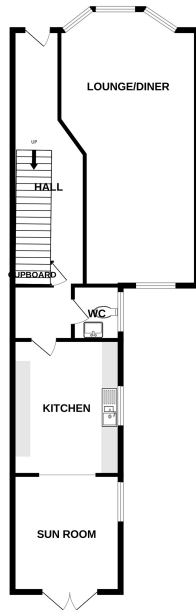
Council Tax Band C

Agent Note

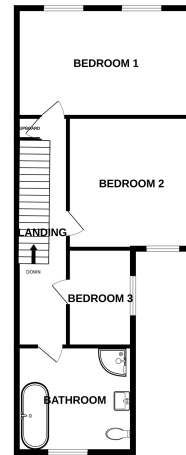
The Landlord of this property is a employee within Newson & Buck Estate Agents.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of ground, walls, floors 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 for any prospective purchase. The services, fixtures and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
Made with SketchUp (2022)



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