



NEWSON & BUCK  
ESTATE AGENTS



2b St Nicholas Street, King's Lynn, Norfolk PE30 1LY

£235,000

A beautifully refurbished and thoughtfully modernised two-bedroom mid-terrace home, ideally situated close to the heart of the town centre on St Nicholas Street. This impressive property has been the subject of comprehensive improvement by the current owners and now offers stylish, contemporary accommodation arranged over two floors. The ground floor features a welcoming sitting room with a bright and airy feel, leading through to a superbly appointed kitchen/dining room fitted with a range of modern units, integrated appliances and ample space for entertaining. To the first floor are two well-proportioned double bedrooms, both tastefully decorated and enjoying plenty of natural light. The accommodation is complemented by a luxurious shower room finished to a high specification, comprising a generous walk-in shower, quality fittings and contemporary tiling. Externally, the property benefits from an attractive enclosed courtyard garden, designed for ease of maintenance and providing an ideal space for outdoor dining and relaxation. This turnkey home would make an excellent first-time purchase, investment opportunity or low-maintenance town base, and early viewing is highly recommended.



01553 775151



## Kitchen/Living/Dining Room

13' 10" max x 20' 05" max (4.22m x 6.22m) Entrance door, Limestone tiled flooring, stairs to first floor, storage cupboard, range of base cabinets, wooden worktops, ceramic sink with mixer tap over, space for fridge/freezer, space and plumbing for washing machine, oven with induction hob above, extractor, radiator, window to front aspect

## Landing

Carpeted, doors leading to

## Bedroom

11' 07" x 8' 07" (3.53m x 2.62m) Carpeted, radiator, window to front aspect

## Bedroom

9' 10" x 8' 08" (3.00m x 2.64m) Carpeted, radiator, window to rear aspect

## Shower Room

7' 07" x 5' 05" (2.31m x 1.65m) Porcelain tiled flooring with half surround, walk in shower enclosure with Rainfall shower and separate shower attachment, hand basin, towel radiator, low level flush w/c, window to front aspect

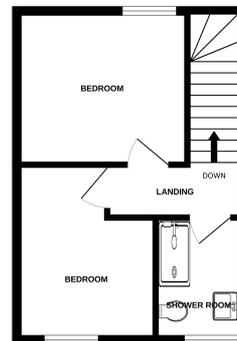
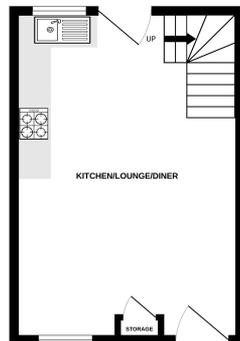
## Courtyard

The courtyard which is accessed via the kitchen is laid to patio and fenced for privacy



GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.

1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.8 sq.m.) approx.  
\*Initial survey attempt has been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, floors and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition.  
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