



NEWSON & BUCK
ESTATE AGENTS



NEWSON & BUCK



9 Kingsway, King's Lynn, Norfolk PE30 2EJ

£170,000

Newson and Buck are delighted to present for sale this 2 bedroom semi detached house set in a cul-de-sac location close to the town centre. The property is in need of refurbishment but would create an opportunity for the new owner to start from scratch! The property comprises of entrance hall, kitchen, utility, and a 20' lounge/Dinning room. Upstairs it provides two double bedrooms and a bathroom. Outside, the property has ample off road parking to front behind double gates, further more the property has a great size rear garden. The property benefits from UPVC double glazing. Local amenities can be found nearby with more extensive facilities found in King's Lynn Town Centre along with a main line rail link into Cambridge and London King's Cross.

Entrance Hall

11' 00" x 5' 11" (3.35m x 1.80m) Entrance Door, carpeted, stairs to first floor, door leading to

Kitchen

8' 07" x 6' 03" (2.62m x 1.91m) Base cabinets, inset sink, window to front, door leading to

Utility

7' 10" x 5' 09" (2.39m x 1.75m) vinyl flooring, entrance door and door leading to rear garden, space for washing machine, space for tumble dryer, space for fridge freezer, gas cooker

Lounge/Dining Room

20' 01" x 12' 04" (6.12m x 3.76m) Carpeted, sliding doors to rear garden, feature brick fireplace with gas fire, window to rear

Bedroom 1

18' 10" x 8' 01" (5.74m x 2.46m) Carpeted, window to front and rear, built in storage cupboard, built in wardrobes

Bedroom 2

10' 07" x 10' 05" (3.23m x 3.17m) Carpeted, window to rear

Bathroom

8' 00" x 7' 02" (2.44m x 2.18m) Tiled walls, panelled bath with electric shower over, hand basin and low level flush w/c, window to front

Outside

To the front of the property there is space for multiple vehicles and laid to concrete and turf. The rear garden is laid to turf with patio area leading from the sliding doors. There is ample room as well as a storage shed

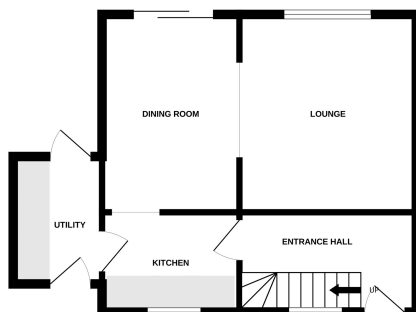
Council Tax - A

EPC - Awaiting



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.

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