



NEWSON & BUCK
ESTATE AGENTS

93 Reid Way
King's Lynn
Norfolk
PE30 2LN

£189,995

Welcome to 93 Reid Way - Offered for sale with no onward chain is this well-presented three-bedroom end-terraced family home, situated within the popular North Lynn area, conveniently positioned for local amenities, schooling and transport links. The accommodation is well laid out and briefly comprises an entrance porch leading into the hallway, a spacious 20ft lounge/dining room to the front aspect, and a kitchen to the rear with direct access to the garden. To the first floor are three well-proportioned bedrooms together with a family bathroom. Externally, the property benefits from an enclosed rear garden which has been well maintained and planted with a variety of shrubs and established borders which has gated access to the rear in addition to a timber garden shed. To the front the property is approached by a brick wall with gate and front gardens laid to lawn. A great first time buy or an investment - call now to view!

- NO ONWARD CHAIN!
- CLOSE TO LOCAL AMENITIES
- END TERRACE HOUSE
- KITCHEN
- THREE DOUBLE BEDROOMS
- 23" LOUNGE/DINER
- MODERN FAMILY BATHROOM
- FIRST TIME BUY/INVESTMENT



Entrance Porch

3' 02" x 9' 08" (0.97m x 2.95m) Entrance door, windows to front and side aspect, carpeted

Entrance Hall

6' 05" x 14' 07" (1.96m x 4.45m) Entrance door, laminate flooring, radiator, storage cupboard, stairs to first floor, doors opening to -

Lounge/Diner

13' 06" max x 23' 08" (4.11m max x 7.21m) Laminate flooring, window to front and rear aspect, two radiators, storage cupboard, opening to -

Kitchen

9' 09" x 9' 10" (2.97m x 3.00m) Laminate flooring, range of base and wall cabinets, worktops, steel sink with mixer tap over, eye level oven, induction hob and extractor, integrated under counter fridge, space for American style Fridge/Freezer, space and plumbing for washing machine and dishwasher, window to rear aspect, door leading to rear garden.

Landing

Carpeted, loft access, doors leading to -

Bedroom One

10' 1" x 14' 02" (3.07m x 4.32m) Carpeted, radiator, window to front aspect

Bedroom Two

11' 04" x 9' 04" (3.45m x 2.84m) Carpeted, built in wardrobe, window to rear aspect, radiator

Bedroom Three

9' 11" x 8' 09" (3.02m x 2.67m) Carpeted, radiator, window to front aspect

Family Bathroom

8' 00" x 5' 04" (2.44m x 1.63m) Vinyl flooring, tiled walls, panelled bath with electric shower over, Vanity Unit with storage and inset sink and low level flush toilet, window to rear aspect, towel radiator

External

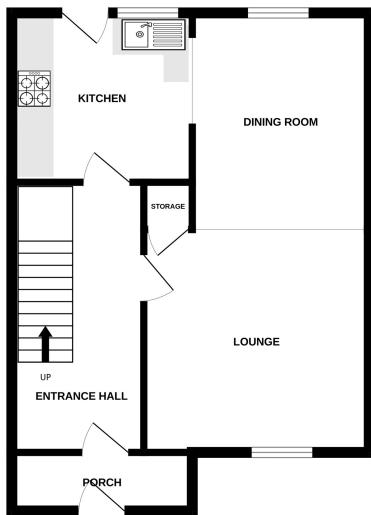
The front is approached by a brick wall and gate with the frontage laid to lawn, the rear is private and fenced with gated access, patio area and a garden shed.

EPC - D

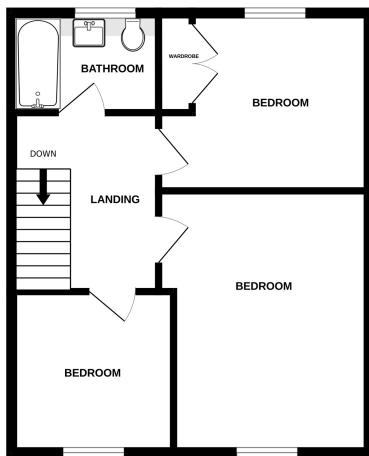
Council Tax - A



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

Whilst every care has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and other items are approximate and should be taken for reference only. No guarantee is given in respect of any statement made. 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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