



NEWSON & BUCK
ESTATE AGENTS

48 Columbia Way
King's Lynn
Norfolk
PE30 2LB

£175,000

Newson and Buck are delighted to bring to the market this well-maintained two-bedroom semi detached home, located in a popular area of King's Lynn. Ideal for first-time buyers, investors, or those looking to downsize. The property offers spacious and practical accommodation throughout, including a bright sitting room and a kitchen/diner overlooking the rear garden. Upstairs, there are two good-sized double bedrooms and a family

- Two Double Bedrooms
- Kitchen/Diner
- Close to Amenities & Local Schools
- Town Centre Location
- Family Bathroom
- Rear Garden with Shed
- Council Tax - A
- EPC - Awaiting



Conveniently located close to local shops, schools, and good transport

links into the town centre, this is a
fantastic opportunity not to be
missed.

Entrance Hall

LVT Flooring, window to side aspect, radiator

Lounge

12' 05" x 10' 11" (3.78m x 3.33m) Laminate flooring, radiator, window to front aspect, electric fireplace, stairs to first floor

Kitchen/Diner

18' 10" x 11' 07" (5.74m x 3.53m) Kitchen area laid to tile, range of base and wall cabinets, inset steel sink with mixer tap, gas hob with oven below, space for fridge freezer, space and plumbing for washing machine, dining area laid to laminate, patio doors leading to rear garden

Landing

Carpeted, doors leading to

Bedroom One

15' 09" x 8' 11" (4.80m x 2.72m) Laminate flooring, two windows to front aspect, storage cupboard, radiator

Bedroom Two

10' 09" x 9' 02" (3.28m x 2.79m) Carpeted, window to rear aspect, two radiators, built in wardrobes

Bathroom

8' 04" x 6' 08" (2.54m x 2.03m) Vinyl flooring, panelled bath with shower over, low level flush w/c, hand basin, radiator, window to rear aspect

External

The front provides a small pathway leading to front door laid to patio, to the rear a great size private garden laid to decking and turf, storage shed.

Council Tax - A

EPC - Awaiting





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