



NEWSON & BUCK  
ESTATE AGENTS



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## 3 Philip Rudd Court, Pott Row, KING'S LYNN

£244,995

Newson & Buck are pleased to offer to the market this three bedroom semi-detached home situated in the desirable village of Pott Row. The property comprises of an entrance hallway, kitchen, lounge diner, conservatory, three bedrooms and a family bathroom. The property further benefits from off road parking for numerous vehicles and an enclosed rear garden area. Amenities can be found close by and the property is located within walking distance of the local primary school. Pott Row is located just six miles from King's Lynn which in itself has main line rail links to both Cambridge and London.



01553 775151



## Entrance Hallway

6' 05" x 12' 03" (1.96m x 3.73m) Vinyl flooring, one double glazed window, one radiator, staircase to first floor.

## Kitchen

10' 04" x 11' 11" (3.15m x 3.63m) Vinyl flooring, fitted kitchen units, one double glazed window, stainless steel sink, space for oven, washing machine and fridge freezer.

## Lounge

18' 01" x 11' 11" (5.51m x 3.63m) Fitted carpet, one double glazed window, double glazed patio doors leading to conservatory, one radiator.

## Conservatory

6' 05" x 11' 04" (1.96m x 3.45m) Fully double glazed with doors leading to rear garden, vinyl flooring, one radiator.

## Landing

Fitted carpet, one double glazed window, one radiator.

## Bedroom One

Fitted carpet, one radiator, one double glazed window.

## Bedroom Two

10' 04" x 11' 03" (3.15m x 3.43m) Fitted carpet, one radiator, one double glazed window.

## Bedroom Three

7' 06" x 7' 09" (2.29m x 2.36m) Fitted carpet, one radiator, one double glazed window.

## Bathroom

5' 07" x 7' 05" (1.70m x 2.26m) Vinyl flooring, sink, low flush w/c, bath tub with shower, one double glazed window.

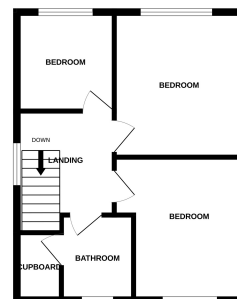
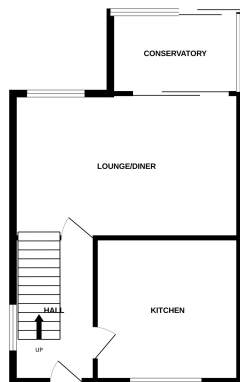
EPC - D

Council Tax Band B



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, including levels of floor plates, are for information only and are not intended to be used for any purpose other than that intended. The accuracy of the description shown here is not intended to be a guarantee and is not intended to be a warranty. Measurements are to the best of our knowledge and belief.