



NEWSON & BUCK  
ESTATE AGENTS



## 50 Jarvis Road, King's Lynn, Norfolk PE30 2EQ

£199,995

Newson and Buck are delighted to present for sale this 3 bedroom semi detached house set in a cul-de-sac location close to the town centre. The property comprises of hallway, lounge, bedroom, kitchen, downstairs w/c plus a great size conservatory downstairs. Upstairs the property provides the master bedroom, another double bedroom and bathroom with separate w/c. Outside, the property has ample off road parking to front with double gates leading to the large rear garden. The property further benefits from Gas central heating and 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.



01553 775151





## Hallway

5' 09" x 19' 0" (1.75m x 5.79m) Entrance Door, tiled flooring, storage cupboard under stairs doors leading to

## Bedroom 3

12' 05" x 10' 11" (3.78m x 3.33m) Laminate flooring, double glazed window to rear, radiator, fireplace

## Lounge

13' 08" x 7' 08" (4.17m x 2.34m) Tiled floor, double glazed window to rear, radiator

## Kitchen

13' 02" x 7' 07" (4.01m x 2.31m) Range of base and wall cabinets, breakfast bar, stainless steel sink, boiler, space for cooker, space washing machine, space for fridge freezer, tiled floor, radiator, door to

## Conservatory

15' 00" x 14' 09" max (4.57m x 4.50m) Tiled flooring, door to downstairs w/c, doors leading to garden

## Landing

Carpeted, doors leading to

## Master Bedroom

18' 02" max x 9' 03" (5.54m x 2.82m) Laminate flooring, radiator, double glazed window to front and rear

## Bedroom 2

10' 05" x 10' 05" (3.17m x 3.17m) double glazed window to rear, radiator, laminate flooring

## Bathroom

7' 01" x 4' 11" (2.16m x 1.50m) Panelled bath with shower attachment, tiled flooring, double glazed window to front, radiator

## W/C

4' 00" x 2' 08" (1.22m x 0.81m) Tiled flooring, double glazed window to side, low level flush w/c

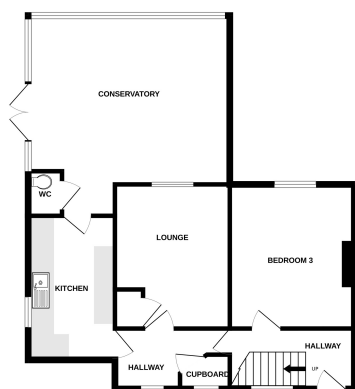
## Garden

Front - Ample off road parking - double gates leading to rear garden.



GROUND FLOOR  
754 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their condition or operation.  
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