



NEWSON & BUCK
ESTATE AGENTS



16 Higham Green, King's Lynn, Norfolk PE30 4RX

£130,000

Newson and Buck are delighted to bring to the market this three bedroom end-terrace standard construction house in King's Lynn in need of renovation but ready to make your own! Downstairs the property comprises of hallway, W/C, lounge, dining area and kitchen, as well as the Lean-to on the rear of the property. Upstairs, you'll find three bedrooms and a bathroom. The property further benefits from uPVC double glazing and Electric heating. A full range of amenities can be found nearby with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Entrance Hall

16' 00" x 5' 10" (4.88m x 1.78m) Entrance door, carpeted, doors leading to

Downstairs W/C

2' 07" x 5' 10" (0.79m x 1.78m) Double glazed window to front, low level flush w/c, corner hand basin, laminate flooring

Lounge

12' 04" x 11' 10" (3.76m x 3.61m) Double glazed window to front, feature fireplace, electric storage heater, doors leading to

Dining Room

7' 09" x 12' 00" (2.36m x 3.66m) Double glazed window to rear, vinyl floor, electric storage heater

Kitchen

9' 10" x 10' 10" (3.00m x 3.30m) range of base and wall cabinets, vinyl flooring, ceramic sink, door leading to

Leanto

4' 5" x 17' 4" (1.35m x 5.28m) Double glazed window to rear, door leading to storage cupboard

Landing

Carpeted, doors leading off, storage cupboard

Bathroom

5' 09" x 7' 08" (1.75m x 2.34m) Wet room style walk in shower, low level flush w/c, hand basin

Bedroom One

11' 10" x 12' 11" (3.61m x 3.94m) Carpeted, electric storage heater, built in wardrobe, double glazed window to front

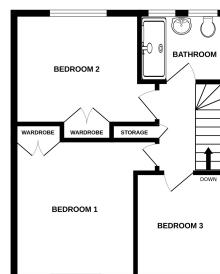
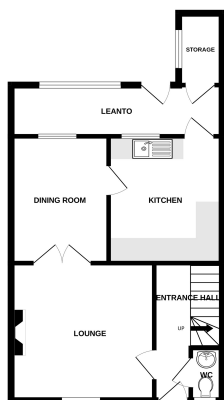
Bedroom Two

10' 09" x 11' 11" (3.28m x 3.63m) Carpeted, electric storage heater, built in wardrobe, double glazed window to rear



GROUND FLOOR
515 sq ft (47.9 sqm) approx.

1ST FLOOR
415 sq ft (38.5 sqm) approx.



TOTAL FLOOR AREA: 929 sq ft (86.3 sqm) approx.
Where any dimension has been made to record the accuracy of the floor plan contained here, measurements of walls, windows, doors and other fixed fittings are given and are intended to be used for any purpose other than the sale of the property. The actual dimensions shown here will be used and the plan area will be the appropriate one for the property.