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Zone ENDS



NEWSON & BUCK

ESTATE AGENTS

2b St Nicholas Street
King's Lynn
Norfolk
PE30 1LY

£235,000

A beautifully refurbished and thoughtfully modernised two-bedroom mid-terrace home, ideally situated close to the heart of the town centre on St Nicholas Street. This impressive property has been the subject of comprehensive improvement by the current owners and now offers stylish, contemporary accommodation arranged over two floors. The ground floor features a welcoming sitting room with a bright and airy feel, leading through to a superbly appointed kitchen/dining room fitted with a range of modern units, integrated appliances and ample space for entertaining. To the first floor are two well-proportioned double bedrooms, both tastefully decorated and enjoying plenty of natural light. The accommodation is complemented by a luxurious shower room finished to a high specification, comprising a generous walk-in shower, quality fittings and contemporary tiling. Externally, the property benefits from an attractive enclosed courtyard garden, designed for ease of maintenance and providing an ideal space for outdoor dining and relaxation. This turnkey home would make an excellent first-time purchase, investment opportunity or low-maintenance town base, and early viewing is highly recommended.

- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- TOWN CENTRE LOCATION
- COURTYARD GARDEN
- OPEN PLAN KITCHEN/LOUNGE/DINER
- MODERN FINISHES THROUGHOUT
- POTENTIAL TO BE SOLD FULLY FURNISHED
- HOLIDAY LET POTENTIAL



Kitchen/Living/Dining Room

13' 10" max x 20' 05" max (4.22m x 6.22m) Entrance door, Limestone tiled flooring, stairs to first floor, storage cupboard, range of base cabinets, wooden worktops, ceramic sink with mixer tap over, space for fridge/freezer, space and plumbing for washing machine, oven with induction hob above, extractor, radiator, window to front aspect

Landing

Carpeted, doors leading to

Bedroom

11' 07" x 8' 07" (3.53m x 2.62m) Carpeted, radiator, window to front aspect

Bedroom

9' 10" x 8' 08" (3.00m x 2.64m) Carpeted, radiator, window to rear aspect

Shower Room

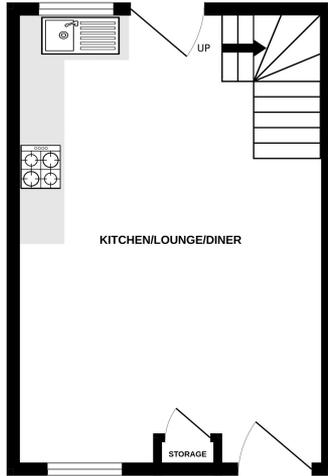
7' 07" x 5' 05" (2.31m x 1.65m) Porcelain tiled flooring with half surround, walk in shower enclosure with Rainfall shower and separate shower attachment, hand basin, towel radiator, low level flush w/c, window to front aspect

Courtyard

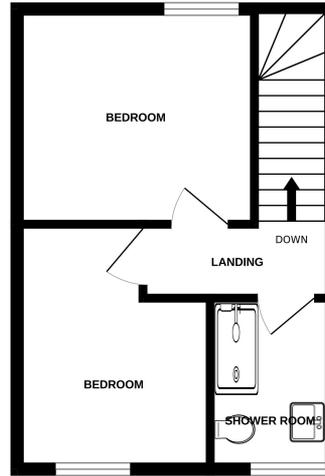
The courtyard which is accessed via the kitchen is laid to patio and fenced for privacy



GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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