



NEWSON & BUCK  
ESTATE AGENTS



## 8 Elsing Drive, King's Lynn, Norfolk PE30 3UT

£175,000

Located in the popular area of Templemead and being conveniently close to local amenities Newson and Buck present this well presented two bedroom mid terrace house with off road parking for 2/3 vehicles. Inside the accommodation consists of entrance hall, kitchen, lounge and conservatory to the found floor with two bedrooms and a family bathroom to the first floor. Outside is a low maintenance garden with private access to and from the off road parking. The property is double glazed throughout with triple glazing in the conservatory and the heating is provided by electric storage heaters. Templemead has local amenities within walking distance 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

3' 08" x 3' 06" (1.12m x 1.07m) Entrance door, carpeted, storage heater, doors leading to

## Kitchen

8' 06" x 8' 00" (2.59m x 2.44m) Range of base and wall cabinets, tiled flooring, worktops, space for cooker, space for washing machine, integrated under counter fridge and freezer, sink, window to front

## Lounge

15' 05" x 11' 11" (4.70m x 3.63m) Carpeted, electric fireplace, two storage heaters, sliding doors leading to conservatory, stairs to first floor

## Conservatory

10' 08" x 8' 03" (3.25m x 2.51m) Carpeted, patio doors opening to rear garden, triple glazed

## Landing

Carpeted, doors leading to

## Bedroom One

12' 01" x 11' 11" (3.68m x 3.63m) Carpeted, built in storage, electric radiator, window to rear

## Bedroom 2

11' 10" x 5' 09" (3.61m x 1.75m) Carpeted, window to front, loft access

## Bathroom

8' 06" x 5' 10" (2.59m x 1.78m) Vinyl flooring, window to front, quadrant shower cubicle, low level flush w/c, hand basin, sink in vanity unit with storage, half tiled walls,

## External

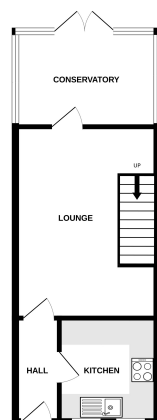
Adjacent to the row of terraced properties there is a shared private driveway providing parking for 2/3 vehicles with private back access to the rear garden

The rear garden provides a low maintenance garden with storage shed, decking area for seating and laid to turf



GROUND FLOOR

FIRST FLOOR



While every effort has been made to ensure the accuracy of the floor plan, the seller does not warrant its accuracy. The floor plan is provided for information only and should not be relied upon for any purpose. The floor plan is provided for information only and should not be relied upon for any purpose. The floor plan is provided for information only and should not be relied upon for any purpose.