



NEWSON & BUCK  
ESTATE AGENTS

39 Montgomery Way  
King's Lynn  
Norfolk  
PE30 4YH

£230,000

A very well presented three bedroom end terrace house situated in close proximity to the Queen Elizabeth Hospital in King's Lynn. The accommodation comprises hall, w.c, lounge, kitchen diner, three bedroom and a family bathroom. The property benefits from gas central heating, garage and gardens to rear and side. Amenities can be found nearby with more extensive facilities found in King's Lynn Town Centre.

- Three Bedrooms
- Kitchen Diner
- Lounge
- W.c
- Garage
- Gardens To Side & Rear
- EPC - Awaiting



### **Hall**

Double glazed door to front, radiator and LVT flooring.

### **W.C**

5' 6" x 2' 10" (1.68m x 0.86m) Double glazed window to rear, w.c, vanity unit with wash hand basin, radiator and LVT flooring.

### **Lounge**

14' 7" x 14' 10" (4.45m x 4.52m) Double glazed windows to front, radiator and fitted carpet.

### **Kitchen Diner**

9' 6" x 14' 9" (2.90m x 4.50m) Double glazed window to rear, double glazed double doors to rear, fitted kitchen with integrated oven and hob with extractor above, space for washing machine and fridge freezer, radiator and LVT flooring.

### **Landing**

Radiator and fitted carpet.

### **Bedroom One**

11' 2" x 8' 2" (3.40m x 2.49m) Max - Double glazed window to front, radiator and fitted carpet.

### **Bedroom Two**

11' 2" x 8' 2" (3.40m x 2.49m) Max - Double glazed window to rear, storage cupboard, radiator and fitted carpet.

### **Bedroom Three**

8' 3" x 6' 4" (2.51m x 1.93m) Double glazed window to front, radiator and fitted carpet.

### **Bathroom**

6' 7" x 6' 4" (2.01m x 1.93m) Double glazed window to rear, w.c, pedestal wash hand basin, bath with mixer shower above, radiator and LVT flooring.

### **Garage**

Up and over door to front, personal door to side, with power and light.

### **Garden**

To the front of the property is a low maintenance courtyard area with gated access through to a further area currently housing a hot tub.

To the rear of the property is a garden mainly laid to lawn with a patio area leading from the dining area.

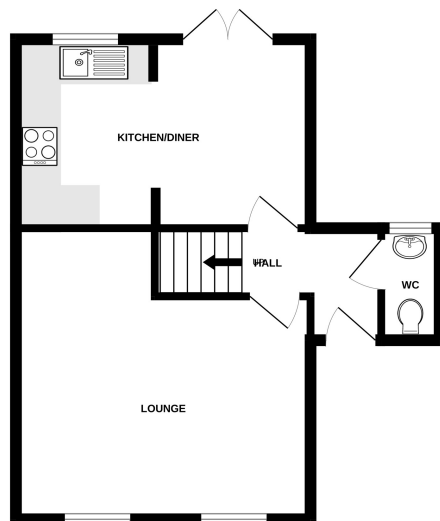
### **Council Tax Band - B**

### **EPC Rating: Awaiting**

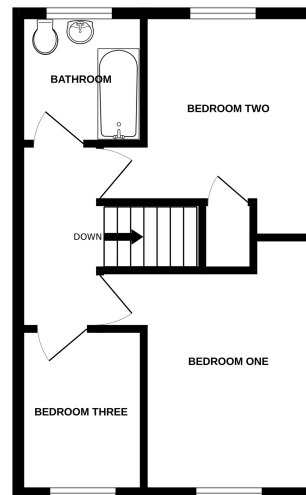




GROUND FLOOR



1ST FLOOR



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