



NEWSON & BUCK
ESTATE AGENTS

34 Checker Street
King's Lynn
Norfolk
PE30 5AS

£895 pcm

Newson & Buck present this modernised two bedroom terraced house situated in the Friars area of King's Lynn. The accommodation comprises lounge diner, kitchen, utility room, cloakroom, two bedrooms and family bathroom. The property further benefits from a wood burning stove, gas central heating and low maintenance rear garden. A full range of amenities can be found within walking distance including a main line rail link into Cambridge and London King's Cross.

- Two Bedrooms
- Lounge/Diner
- Wood Burning Stove
- Gas Central Heating
- First Floor Bathroom
- Utility Room
- Rear Garden
- Cloakroom
- AVAILABLE MID JULY
- COUNCIL TAX BAND B

Viewing highly recommended.

Pets are not accepted at this property.



Lounge Diner

21' 7" x 14' 6" (6.58m x 4.42m) Wooden entrance door to front, double glazed window to front and rear, two designer radiators, wood burning stove, laminate flooring, exposed brick feature wall and door to stairway.

Kitchen

9' 11" x 6' 1" (3.02m x 1.85m) Double glazed door and window to side, fitted kitchen with matching wall and base units, stainless steel single bowl single drainer sink, space for cooker with extractor above and tiled flooring.

Utility Room

10' 9" x 6' 3" (3.28m x 1.91m) Double glazed window to rear, radiator, tiled flooring and work surface with space for washing machine, tumble dryer and fridge freezer.

Cloakroom

Low level WC with macerator, pedestal wash hand basin, window to rear and tiled floor.

Landing

Brick feature wall, access to loft hatch, radiator and fitted carpet.

Bedroom One

12' 1" x 13' 6" (3.68m x 4.11m) Double glazed window to front, built in wardrobes, radiator and fitted carpet.

Bedroom Two

10' x 9' 1" (3.05m x 2.77m) Double glazed window to rear, storage cupboard, radiator and original wooden floorboards.

Bathroom

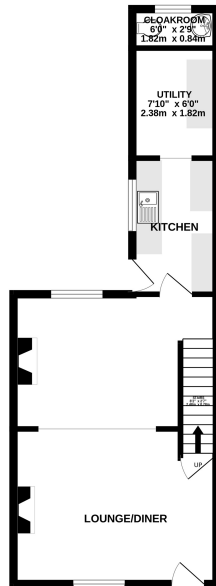
9' 9" x 6' 9" (2.97m x 2.06m) Double glazed window to side, panel bath with shower attachment, low flush w/c, pedestal wash hand basin with vanity unit, radiator and vinyl flooring.

Garden

Enclosed rear garden mainly laid to paving with flower and shrub borders. To the rear of the garden is space for two storage sheds.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, boundaries, rooms and any other details 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 here are not tested and no guarantee as to their operability or efficiency can be given.
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