



NEWSON & BUCK  
ESTATE AGENTS

12 Lansdowne Street  
King's Lynn  
Norfolk  
PE30 2AF

£119,995

A two bedroom terrace house situated in close proximity to King's Lynn Town Centre. The accommodation comprises lounge diner, kitchen, ground floor w/c, two bedrooms and first floor bathroom. The property further benefits from gas central heating, double glazing and garden.

- Two Bedrooms
- W/c
- Lounge Diner
- Gas Central Heating
- First Floor Bathroom
- EPC Rating: D

A full range of facilities can be found within walking distance including a main line rail line into Cambridge and London King's Cross.



### **Lounge Diner**

22' 9" x 11' 4" (6.93m x 3.45m) Double glazed door and window to front, two radiators, stairs to first floor and fitted carpet.

### **Kitchen**

8' 10" x 11' 0" (2.69m x 3.35m) Double glazed window to rear, fitted kitchen, space for oven, washing machine and fridge/freezer, sink unit and vinyl flooring.

### **Inner Hall**

Double glazed door to side and vinyl flooring.

### **W/C**

Window to side, low flush w/c, wash hand basin, radiator and vinyl flooring.

### **Landing**

With fitted carpet.

### **Bedroom One**

10' 9" x 11' 6" (3.28m x 3.51m) Double glazed window to front, fitted cupboards, radiator and exposed wooden floorboards.

### **Bedroom Two**

8' 8" x 7' 7" (2.64m x 2.31m) Double glazed window to rear, radiator and fitted carpet.

### **Bathroom**

8' 0" x 5' 10" (2.44m x 1.78m) Double glazed window to rear, panel bath, low flush w/c, wash hand basin, radiator and vinyl flooring.

### **Garden**

To the rear of the property is a small courtyard with gated access leading to a further garden. There is a public walkway between the courtyard and the rear garden.

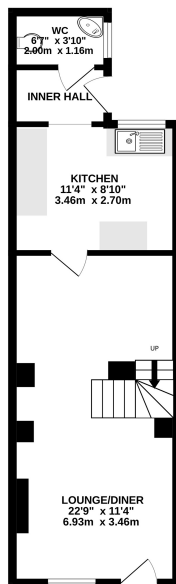
**EPC Rating: D**

**Council Tax - A**

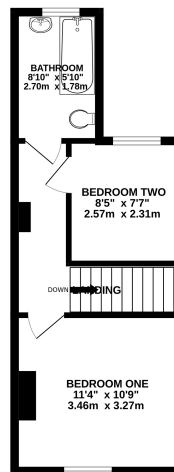




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, sections, floors and any other terms are approximate and no responsibility is taken for any errors, omissions or misstatements. 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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