



NEWSON & BUCK
ESTATE AGENTS



42 Friars Street, King's Lynn, Norfolk PE30 5AP

£210,000

Newson & Buck are delighted to offer to the market this well presented three double bedroom, three storey town house with the added bonus of no chain!

The ground floor allows handy cloak room, kitchen & good size lounge diner with double patio doors leading you directly to the low maintenance rear garden.

First floor accommodates two double bedrooms and family bathroom followed by the master bedroom and en-suite to the second floor.

So if you have been looking for a modern & low maintenance town house this could be the one for you.



01553 775151



Frontage

Gated court yard, enclosed leading to frontage entrance door

Entrance

3.74m x 0.98m (12' 3" x 3' 3")

Double glazed door to front aspect, oak effect V-Groove laminate flooring, radiator, built in storage, doors to -

Cloakroom

1.82m x 0.96m (6' 0" x 3' 2")

Double glazed window to front aspect, tile effect vinyl flooring, hand wash basin, tiled splash back, WC, radiator

Kitchen

3.87m x 1.97m (12' 8" x 6' 6")

Double glazed sliding sash bay windows to front aspect, tile effect vinyl flooring, range of match base and wall units, worktop with stainless steel sink and drainer, tiled splash back, integrated single electric oven, four ring electric hob with extractor above, space and plumbing for slime line dishwasher, washing machine, tumble dryer & fridge freezer Radiator

Lounge Diner

5.10m x 4.17m (16' 9" x 13' 8") (max to recess)

Double glazed windows and patio doors to rear aspect leading to garden, oak effect V-Groove laminate flooring, TV & BT points, radiator, under stair storage, space for dining table and chairs.

First floor landing

3.20m x 0.19m (10' 6" x 0' 7")

Doors leading to -

Bedroom Three

4.15m x 2.96m (13' 7" x 9' 9") 4.15m x 2.96m (13' 7" x 9' 9") (max to recess)

Double glazed sliding sash windows to front aspect, radiator

Family Bathroom

2.17m x 2.12m (7' 1" x 6' 11")

Bath with hot and cold mixer tap & wall mounted hand held shower head, WC, hand wash basin, tiled splash back, radiator

First floor landing

Doors to -

Bedroom One

4.14m x 3.19m (13' 7" x 10' 6") (max to recess)

Double glazed window to front aspect, radiator, TV point & loft access.

Shower Room

2.54m x 2.96m (8' 4" x 9' 9") (max to recess) Thermostatic shower with bifold door, hand wash basin, WC, radiator built in storage.

Rear Garden

Laid to low maintenance shingle and pathway, fully enclosed with gated access to rear parking space.

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