



**Lansdowne Street, King's Lynn PE30 2AF**

**welcome to**

## **Lansdowne Street, King's Lynn**

Ideal first time or investment opportunity with this mid terrace three bedroom house located close to local amenities and is within easy reach of the town centre. This property is being offered with no onward chain.

### **Double Glazed Entrance Door To Lounge**

11' 6" x 10' 9" ( 3.51m x 3.28m )

Double glazed window, radiator

### **Dining Room**

11' 7" x 11' 3" ( 3.53m x 3.43m )

Double glazed window, radiator, stairs to first floor

### **Kitchen**

10' 4" x 7' ( 3.15m x 2.13m )

Range of base and wall units, roll edge work top, inset sink, space for cooker, fridge and washing machine, double glazed window, double glazed door to rear, ceramic tiled floor, wall mounted boiler

### **Bathroom**

7' x 4' 10" ( 2.13m x 1.47m )

Bath with shower mixer tap over, low level WC, wash hand basin, double glazed window, radiator

### **First Floor Landing**

Loft hatch

### **Bedroom One**

11' 7" x 10' 8" ( 3.53m x 3.25m )

Two double glazed windows, radiator, storage cupboard

### **Bedroom Two**

8' 9" x 8' 6" ( 2.67m x 2.59m )

Double glazed window, radiator, storage cupboard

### **Bedroom Three**

10' 3" x 6' 11" ( 3.12m x 2.11m )

Double glazed window, radiator

### **Outside**

Rear courtyard garden and access gate



**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Lansdowne Street,**  
**King's Lynn**

- Close to Local Amenities
- Ideal First Time Buy or Investment Opportunity
- Three Bedrooms
- In Need of Some Restoration Work
- Courtyard Garden

Tenure: Freehold EPC Rating: D

**£125,000**



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Property Ref:  
KLN118041 - 0009

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