



**Fishermans Walk, KING'S LYNN, PE30 2FL**



**welcome to**

**Fishermans Walk, KING'S LYNN**

Located in North Lynn which has excellent facilities within walking distance including shops, schools and leisure facilities is this well presented two bedroom modern home ideal for a first time buyer or investor alike. Viewing highly recommended.



## Entrance Door To:-

### Entrance Hall

Radiator

### Cloakroom

Low level WC, was hand basin, radiator

### Open Plan Kitchen/Lounge

21' 3" max x 17' 3" max ( 6.48m max x 5.26m max )

Kitchen area has a range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, electric hob, extractor over, space for washing machine and fridge freezer, radiator, lounge area has patio doors to rear, stairs to first floor, radiator

### First Floor Landing

Loft access, storage cupboard

### Bedroom One

10' 9" x 9' 11" ( 3.28m x 3.02m )

Double glazed window, radiator

### Bedroom Two

10' 9" x 10' 1" ( 3.28m x 3.07m )

Double glazed window, radiator

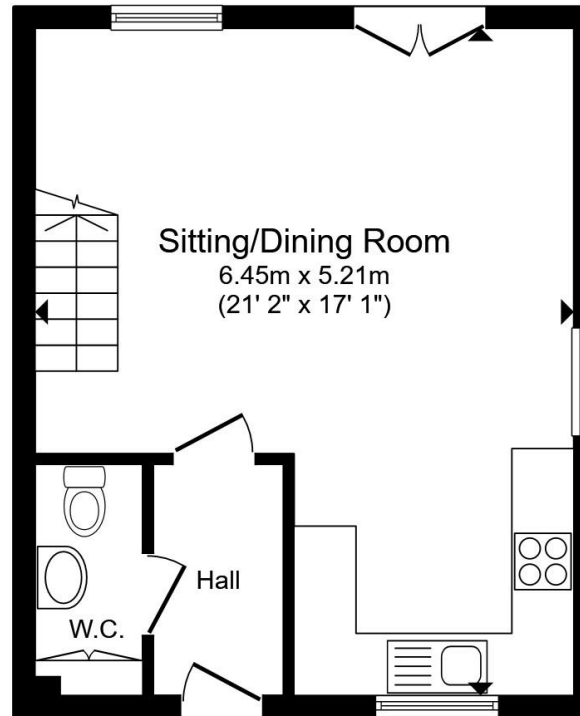
### Bathroom

7' 4" x 6' 10" ( 2.24m x 2.08m )

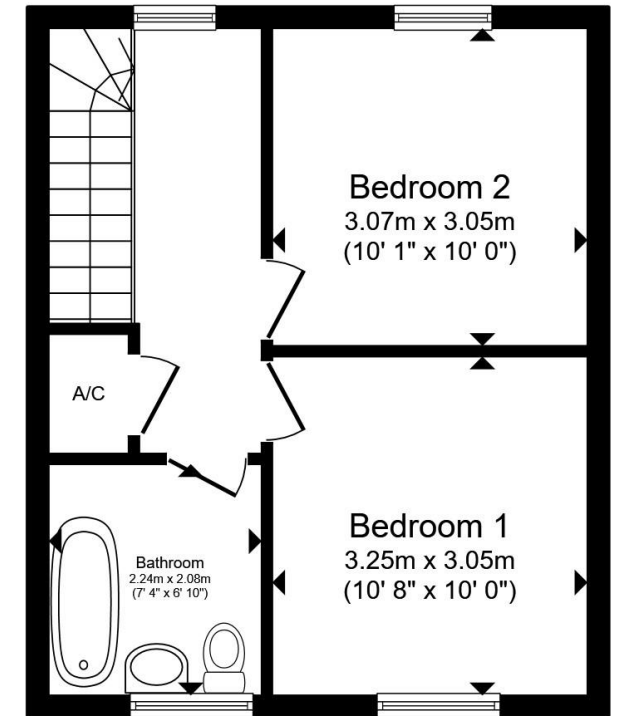
Bath with shower mixer tap and shower screen, low level WC, wash hand basin, part tiled walls, ceramic tiled floor, heated towel rail, double glazed window

### Outside

Enclosed rear garden



Ground Floor



First Floor

Total floor area 67.2 m<sup>2</sup> (723 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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## **Fishermans Walk, KING'S LYNN**

- Ideal First Time Buy or Investment Opportunity
- Modern Home
- Two Bedrooms
- Open Plan Kitchen/ Living Room
- Cloakroom

Tenure: Freehold EPC Rating: B

Council Tax Band: A

offers over

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN118060 - 0002

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