



## Lower King Street, NN14 2RG

- Three good Bedrooms
- Ready to move in!
- Off Road Parking
- Close to Park
- Cloakroom W.C and En-suite

PRICE  
£1,100  
PCM

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

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\*\* IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\* Good size THREE bedroom, three-story modern townhouse with block paved parking and enclosed rear garden, all overlooking Recreation Park. Gas central heated and double glazed; Reception Hall, cloakroom W.C, Kitchen/breakfast room, lounge/sitting onto rear garden. First floor to Two of the three double bedrooms and Bathroom and shower room. Second (top) floor to Master bedroom with en-suite bathroom.

Approx floor area 121 sq.m (1,300 sq.ft)

#### RECEPTION HALL

Via opaque double glazed panelled door, laminated wood block style flooring, stair case raising to first floor landing with storage cupboard under, panelled doors to Kitchen/Breakfast Room, Cloakroom/Wc and Lounge/Sitting Room

#### CLOAKROOM/WC

comprising Wc and wash hand basin and single panelled radiator

#### KITCHEN/BREAKFAST ROOM

Having high and base level cupboard units with drawer space and work tops having tiled surrounds, sink and drainer, built in oven with hob and extractor over, further appliance space to including plumbing for automatic washing machine and space for tall fridge/freezer, double glazed window to front and radiator

#### LOUNGE/SITTING ROOM

15'11" into bay x 14'2" (4.87m into bay x 4.32m ) Having French style double doors and windows offering outlook and access to South/Easterly rear garden, two double panelled radiators and ceiling coving

#### FIRST FLOOR LANDING

Having panelled doors to Two Bedrooms and Family Bath/Shower Room

#### BEDROOM TWO

13'10" x 10'6" (4.22m x 3.22m ) Good sized double bedroom with double glazed window over looking rear garden and parkland views beyond, single panelled radiator

#### BEDROOM THREE

14'3" x 7'6" min widening 9'10" (4.35m x 2.3m min widening 3m ) Having double glazed window to front and single panelled radiator under

#### FAMILY BATH/SHOWER ROOM

Comprising vanity wash hand basin with cupboards under, Wc and panelled bath, shower cubicle, radiator and airing cupboard

#### SECOND FLOOR LANDING

Having panelled door to Master Bedroom

#### MASTER BEDROOM

15'7" x 10'11" widening to 14'2" (4.77m x 3.33m widening to 4.33m )

Having dormer style double glazed window to rear over looking parkland, single panelled radiator and panelled door to En-Suite Shower Room

#### EN-SUITE

Comprising pedestal wash hand basin, close coupled Wc and shower cubicle, single panelled radiator and walk in eaves storage cupboard housing boiler, ceiling spot lights

#### OUTSIDE FRONT

To the front there is off road block paved parking

#### OUTSIDE REAR

The rear garden is South/Easterly paved and mostly gravelled enclosed rear garden with rear gate



call to view 01536 418100

