



Introducing  
Kitchener Street, King's Lynn

**SOWERBYS**

A well-presented two-bedroom semi-detached home, ideally located close to King's Lynn town centre, offering stylish and low-maintenance living.

Finished to a modern standard throughout, this charming property makes excellent use of its space, creating a cosy yet highly functional home that feels both welcoming and easy to live in. The layout has been thoughtfully designed to provide comfortable living areas filled with natural light, perfect for professionals or couples.

Outside, the property benefits from off-road parking for one vehicle and a private, low-maintenance rear garden, ideal for relaxing, entertaining, or enjoying a morning coffee without the upkeep of a larger outdoor space.

Compact and cleverly arranged, this home offers a smart, contemporary lifestyle in a convenient location, just a short distance from the amenities, transport links, and shops of King's Lynn town centre.

#### **KINGS LYNN**

Located on the banks of the River Ouse, the popular town of King's Lynn is steeped in maritime history, with its fishing port still widely used today. From the much filmed old medieval centre around King's Lynn Minster to the redeveloped and pedestrianised Vancouver Shopping Centre. The town has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library.

The town holds weekly markets and many events throughout the year. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross, approximately 1 hour and 40 minutes. The Sandringham Estate is about 5 miles away with attractive walks through the woods. Slightly further away is the North Norfolk Coastline with its beautiful long, sandy beaches.

#### **AGENTS NOTE**

Off Road Parking for One Vehicle

Washing Machine will be left for tenants' usage, the landlord will not maintain nor replace the appliance

Integrated electric oven and gas hob

#### **COUNCIL TAX**

Band A.

#### **ENERGY EFFICIENCY RATING**

C. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

#### **LOCATION**

What3words: ///teeth.round.fluid



# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

