



DIRECTIONS

From the Kings Lynn town centre proceed along Railway Road and continue onto John Kennedy Road passing over the first set of traffic lights, then proceed to the next set of traffic lights turning right onto Loke Road then take the second exit onto Columbia Way, left onto Le Strange Avenue where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	71		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC
			

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



32 Le Strange Avenue King's Lynn Norfolk PE30 2PG

TWO BEDROOM SEMI DETACHED HOUSE WITH NO UPWARD CHAIN

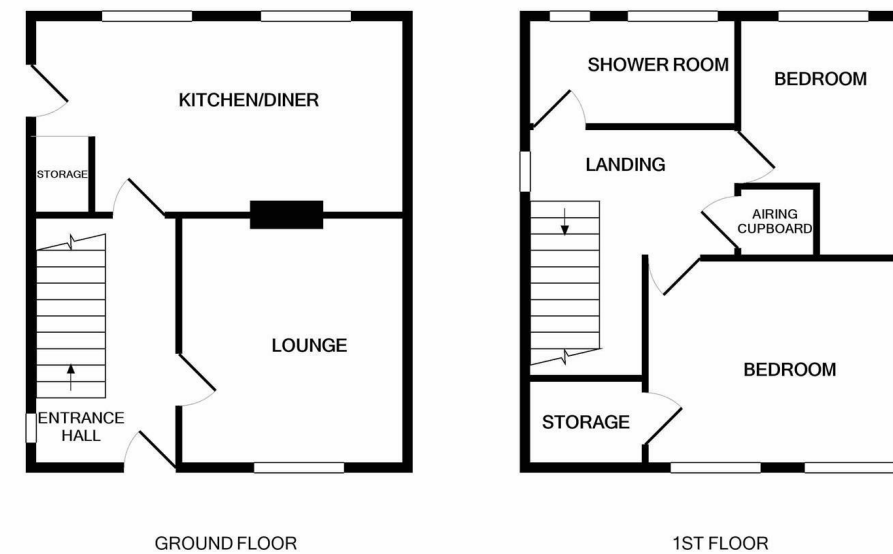
King's Lynn

£135,000 Freehold



- HALLWAY** 7'10 x 5'11 inc stairs (2.39m x 1.80m inc stairs)
Fitted carpet. Radiator. Stairs to first floor.
- LOUNGE** 12'5 x 10'11 (3.78m x 3.33m)
Fitted carpet. Radiator. Window to front aspect.
- KITCHEN/DINER** 18'9 x 8'7 (5.72m x 2.62m)
Range of wall, base and drawer units. Vinyl flooring. Two radiators. Two windows to rear aspect. Door to rear garden.
- LANDING** 7'10 x 5'2 (2.39m x 1.57m)
Fitted carpet. Airing cupboard. Loft access. Window to side aspect.
- BEDROOM 1** 15'8 x 8'10 (4.78m x 2.69m)
Fitted carpet. Built-in wardrobe. Radiator. Two windows to front aspect.
- BEDROOM 2** 11'0 max x 10'7 (3.35m max x 3.23m)
Fitted carpet. Radiator. Window to rear aspect.
- SHOWER ROOM** 7'11 x 5'7 (2.41m x 1.70m)
Three piece suite comprising shower enclosure with power shower, wash hand basin and w.c. Double radiator. Vinyl flooring. Two windows to rear aspect.
- FRONT GARDEN**
Laid to decorative paving with borders.
- REAR GARDEN**
Mainly laid to lawn. Brick storage shed. Wooden garden shed.

A wonderful opportunity to purchase this two bedroom semi detached house with No Upward Chain. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, lounge and kitchen/diner on the ground floor with two bedrooms and shower room on the first floor. The front garden is laid to decorative paving with borders. The rear garden is mainly laid to lawn with brick storage shed and wooden garden shed.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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