


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 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		89	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	50		(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.



125 Columbia Way King's Lynn Norfolk PE30 2LF

**THREE BEDROOM MID TERRACE HOUSE IN NEED OF REFURBISHMENT
NO UPWARD CHAIN**

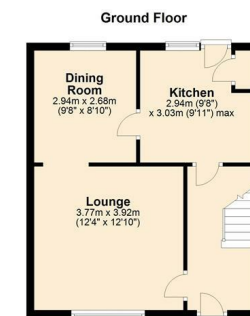
King's Lynn

£135,000 Freehold



HALLWAY Stairs to first floor.	12'2 x 5'11 (3.71m x 1.80m)
LOUNGE Window to front aspect.	12'6 x 12'1 (3.81m x 3.68m)
DINING ROOM Window to rear aspect.	9'7 x 8'8 (2.92m x 2.64m)
KITCHEN Pantry, wall, drawer and base units. Window to rear aspect. Door to rear garden.	9'11 x 9'6 (3.02m x 2.90m)
LANDING	8'0 x 5'11 (2.44m x 1.80m)
BEDROOM 1 Built-in wardrobes. Window to front aspect.	12'9 max x 10'0 (3.89m max x 3.05m)
BEDROOM 2 Built-in wardrobes. Airing cupboard. Window to rear aspect.	12'9 max x 8'7 max (3.89m max x 2.62m max)
BEDROOM 3 Window to front aspect.	8'8 x 8'0 (2.64m x 2.44m)
SHOWER ROOM Two piece suite comprising shower enclosure with electric shower and wash hand basin.	5'10 x 4'8 (1.78m x 1.42m)
SEPARATE W.C.	5'10 x 2'8 (1.78m x 0.81m)
FRONT GARDEN Laid to shingle with pathway leading to front door.	
REAR GARDEN Laid to lawn with brick shed. Pathway. Back gate.	

Priced to Sell this three bedroom mid terrace house in need of refurbishment. The property benefits from double glazing. The accommodation is arranged over two floors comprising hallway, lounge, dining room and kitchen on the ground floor with three bedrooms, shower room and separate w.c. on the first floor. The front garden is laid to shingle with pathway leading to the front door. The rear garden is laid to lawn with brick shed and pathway. Back gate. No Upward Chain.



All Sizes Are Approximate Only
Plans produced using PlanIt3D



