

DIRECTIONS

From Brittons office on the Tuesday Market Place exit by St Nicholas Street, turn left at the traffic lights and follow road onto Edward Bennefer Way. turn right onto South Wootton Lane, left onto Wootton Road, right onto Reffely Lane, 2nd exit at roundabout onto Fenland Road, right onto Burnham Avenue, right onto Brancaster Close. The property can be found on the right hand side easily identified by our 'For Sale' board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	61

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.



12 Brancaster Close King's Lynn Norfolk PE30 3EW

WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE

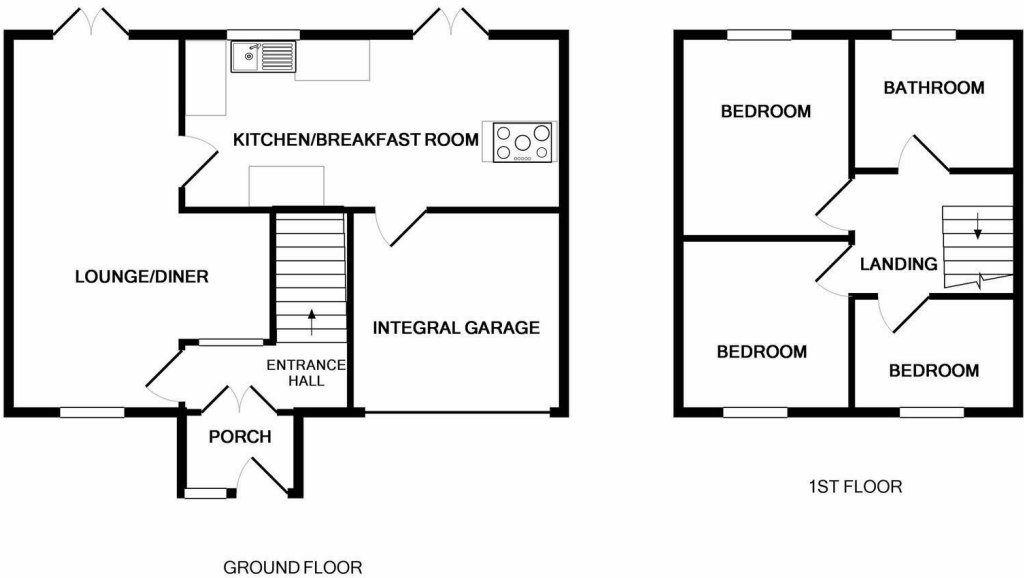
King's Lynn

£234,950 Freehold



- PORCH** 8'8" x 4'5" (2.64m" x 1.35m")
French doors leading to hallway.
- LOUNGE/DINER** 23'1" x 12'11" (7.04m" x 3.94m")
French doors leading to rear garden. Window to the front of property, two radiators.
- KITCHEN/BREAKFAST ROOM** 18'2" x 9'9" (5.54m" x 2.97m")
Wall, base and drawer units. window and french doors facing rear garden. Integral door to garage.
- BATHROOM** 6'6" x 5'9" (1.98m" x 1.75m")
Three piece suite comprising of bath with electric shower over,hand wash basin and w.c. Radiator, window facing to rear of property.
- BEDROOM 1** 12'8" x 10' (3.86m" x 3.05m)
Window facing front of property. Radiator.
- BEDROOM 2** 11' x 9'3" (3.35m x 2.82m")
Window facing rear of property. Radiator
- BEDROOM 3** 8'10" x 7' (2.69m" x 2.13m)
Window facing front of property. Radiator
- FRONT GARDEN**
Gravel and shrubs. Brickweave driveway leading to garage
- BACK GARDEN**
Patio Area and lawn.
- SINGLE GARAGE**

Brittons are proud to offer this beautifully presented THREE BEDROOM SEMI-DETACHED HOUSE with garage. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising entrance hall, lounge/diner and kitchen/breakfast room on the ground floor. First floor has landing, bathroom, master bedroom and two further bedrooms. Outside offers a front garden laid to shingle with shrub borders and brickweave driveway leading to garage. Rear garden mainly laid to lawn with a patio area. Early viewing is strongly recommended.



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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