

DIRECTIONS

From Kings Lynn proceed east to the Gaywood shopping area, and at the traffic lights keep in the left lane and continue onto Wootton Road. Turn right off of Wootton Road onto Reffley Lane, at the roundabout take the 3rd exit onto Fenland Road then second left onto Grafton Road where 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	

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	

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 Grafton Road King's Lynn Norfolk PE30 3HA

FIVE BEDROOM EXTENDED SEMI DETACHED HOUSE WITH GARAGE & DRIVEWAY

King's Lynn

£245,000 Freehold



ENTRANCE PORCH	6'9 x 3'0 (2.06m x 0.91m)
HALLWAY	
LOUNGE	15'8 x 12'8 (4.78m x 3.86m)
KITCHEN/DINER	20'8 x 9'8 max (6.30m x 2.95m max)
GROUND FLOOR W.C.	
REAR LOBBY	
LANDING	
BEDROOM 1	12'9 x 9'8 (3.89m x 2.95m)
BEDROOM 2	11'5 x 9'8 (3.48m x 2.95m)
BEDROOM 3	9'11 x 7'0 (3.02m x 2.13m)
BEDROOM 4	9'10 x 7'0 (3.00m x 2.13m)
BEDROOM 5	7'10 max x 6'2 (2.39m max x 1.88m)
BATHROOM	7'1 max x 5'10 max (2.16m max x 1.78m max)
SINGLE GARAGE	
FRONT GARDEN	Mainly laid to lawn with shrubs. Gravel driveway.
REAR GARDEN	Mainly laid to lawn with borders, patio area and garden shed.

We are delighted to offer this five bedroom extended semi detached house with single garage and gravel driveway on the popular Reffley estate. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising entrance porch, hallway, lounge, kitchen/diner, ground floor w.c and rear lobby on the ground floor with five bedrooms and bathroom on the first floor. The front garden is mainly laid to lawn with shrubs and patio area. Rear garden is mainly laid to lawn with borders, patio and garden shed.





