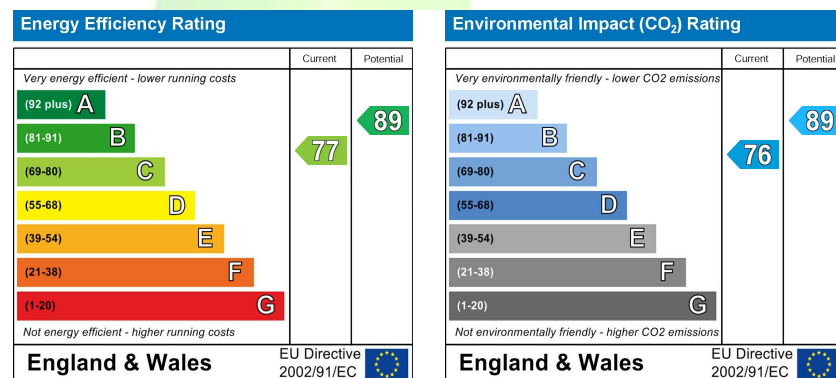


DIRECTIONS

From Kings Lynn town centre travel towards the Gaywood shopping centre and bear right at the traffic lights onto Gayton Road. Continue for some distance continue over at the first mini roundabout and at the second turn right, opposite the hospital, into Winston Churchill Drive. Continue along and then turn left into Anthony Nolan Road, Beechan Drive is the first turning on the left and the property can be found on the right hand side easily identified by our For Sale board.



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.



15 Beechan Drive King's Lynn Norfolk PE30 4GX

THREE BEDROOM, THREE STOREY MID TERRACED HOUSE WITH GARAGE & PARKING

King's Lynn

£185,000 Freehold



HALLWAY	11'9 x 4'0 (3.58m x 1.22m)
CLOAKROOM Two piece suite comprising wash hand basin and w.c.	6'3 x 2'9 (1.91m x 0.84m)
LOUNGE/DINER Two double radiators. Storage cupboard. French door to rear garden.	15'7 max x 14'8 max (4.75m max x 4.47m max)
KITCHEN Wall, base and drawer units. Space for washing machine and dishwasher. Gas hob. Electric oven. Radiator. Window to front aspect.	11'0 x 7'7 (3.35m x 2.31m)
BEDROOM 2 Radiator. Two windows to rear aspect.	14'8 max x 12'7 max (4.47m max x 3.84m max)
BEDROOM 3 Window to front aspect.	14'0 x 7'8 (4.27m x 2.34m)
BATHROOM Three piece suite comprising bath, wash hand basin and w.c. Radiator. Window to front aspect.	6'8 x 6'4 (2.03m x 1.93m)
1ST FLOOR LANDING Radiator. Airing cupboard.	
BEDROOM 1	17'0 max x 14'7 (5.18m max x 4.45m)
EN-SUITE SHOWER ROOM Three piece suite comprising shower enclosure, wash hand basin and w.c.	6'5 x 5'6 (1.96m x 1.68m)
SINGLE GARAGE	
FRONT GARDEN Laid to lawn with paving.	
REAR GARDEN Mainly laid to lawn with borders and patio area.	

We are proud to offer this three bedroom, three storey mid terraced house with garage and parking. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over three floors comprising hallway, cloakroom, lounge/diner and kitchen on the ground floor, first floor has two bedrooms and bathroom, the second floor has bedroom one with en-suite shower room. Front garden is laid to lawn with paving. Rear garden mainly laid to lawn with borders and patio area.





