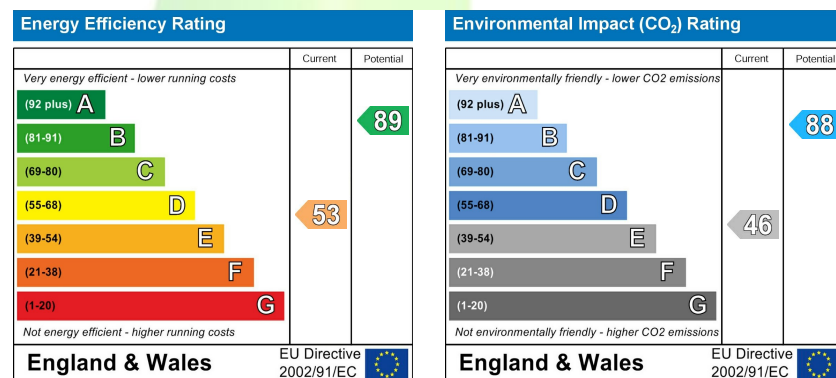


## DIRECTIONS

From the Kings Lynn town centre travel towards the Gaywood shopping centre and bear right at the traffic lights onto Gayton Road then right after the roundabout onto Winston Churchill Drive then right onto Wheelwright Road then left onto Butterwick, where the rear of the property can be located, 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.



23 Butterwick King's Lynn Norfolk PE30 4RF

**THREE BEDROOM MID TERRACE HOUSE  
NO UPWARD CHAIN**

**King's Lynn**

**£135,000 Freehold**





**HALLWAY**

**CLOAKROOM** 5'9 x 2'6 (1.75m x 0.76m)  
Two piece suite comprising wash hand basin and w.c. Window to front aspect.

**LOUNGE/DINER** 25'10 x 11'9 max (7.87m x 3.58m max)  
Two radiators. Windows to front and rear aspects. Telephone point.

**KITCHEN** 9'11 x 9'9 (3.02m x 2.97m)  
Wall, base and drawer units. Space for washing machine and dishwasher. Electric oven. Gas hob. Window to rear aspect.

**LANDING**

**BEDROOM 1** 12'10 + wardrobe x 11'9 (3.91m + wardrobe x 3.58m)  
Built-in wardrobe. Radiator. Window to front aspect.

**BEDROOM 2** 11'9 x 10'9 + wardrobe (3.58m x 3.28m + wardrobe)  
Built-in wardrobe. Radiator. Window to rear aspect.

**BEDROOM 3** 8'10 x 5'9 (2.69m x 1.75m)  
Radiator. Window to front aspect.

**BATHROOM** 7'9 x 5'9 (2.36m x 1.75m)  
Three piece suite comprising bath with power shower over, wash hand basin and w.c. Radiator. Window to rear aspect.

**FRONT GARDEN**  
Mainly laid to lawn with pathway.

**REAR GARDEN**  
Mainly laid to lawn with double gates to rear.

We are delighted to offer this three bedroom mid terrace house which benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge/diner and kitchen on the ground floor with three bedrooms and bathroom on the first floor. The front garden is mainly laid to lawn with pathway. Rear garden mainly laid to lawn with double rear gates. No Upward Chain.

