

DIRECTIONS

From Brittons office in Kings Lynn take a right turn onto Kings Street and follow this road on to Queens Street, Saturday market place and the onto Saint James Street. Turn right onto Tower Place and then left on Millfleet. At the traffic lights turn right onto the A148 signposted all major routes at the roundabout take the first exit onto Vancouver Avenue, left onto Chase Avenue where the property can be found on the left 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	80

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	76

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.



3 Chase Avenue King's Lynn Norfolk PE30 5QY

**THREE BEDROOM SEMI DETACHED HOUSE
NO UPWARD CHAIN**

King's Lynn

£195,000 Freehold



HALLWAY Understairs cupboard.	
LOUNGE Gas fire. Bay window to front aspect. Radiator.	11'11 x 11'5 + bay (3.63m x 3.48m + bay)
DINING ROOM Back boiler. Radiator. Window to rear aspect.	10'11 x 10'8 (3.33m x 3.25m)
KITCHEN/DINER Wall, base and drawer units. Space for washing machine and tumble dryer. Radiator. Window to side aspect. Door to rear.	19'9 x 6'11 (6.02m x 2.11m)
LANDING	
BEDROOM 1 Radiator. Window to front aspect.	11'11 x 11'5 (3.63m x 3.48m)
BEDROOM 2 Radiator. Window to rear aspect.	10'11 x 9'11 (3.33m x 3.02m)
BEDROOM 3 Radiator. Window to side aspect.	10'7 x 7'0 (3.23m x 2.13m)
BATHROOM Three piece suite comprising bath with Thermo shower over, wash hand basin and w.c. Radiator. Window to front aspect.	6'7 x 5'8 (2.01m x 1.73m)
FRONT GARDEN Laid to brickweave.	
REAR GARDEN Mainly laid to lawn with shrubs and trees.	

We are delighted to offer this three bedroom semi detached house which benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, lounge, dining room and kitchen/diner on the ground floor with three bedrooms and bathroom on the first floor. Front of the property is laid to brickweave. The rear garden is mainly laid to lawn with shrubs and trees. No Upward Chain.





