

DIRECTIONS

From the Kings Lynn town centre proceed out along London Road turning left into Guanock Place, turn right onto Charles Street and continue onto William Street then left onto Thomas Street where the property can be found on the left hand side.

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		26	37
(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		25	28
(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.



16 Thomas Street King's Lynn Norfolk PE30 5QP

**TWO BEDROOM END TERRACE COTTAGE
NO UPWARD CHAIN**

King's Lynn

£145,000 Freehold



- LOUNGE**
Wood burner. Window to front aspect.
- KITCHEN**
Base and drawer units. Electric oven and hob. Window and door to side aspects.
- DOWNSTAIRS SHOWER ROOM**
Three piece suite comprising shower cubicle, wash hand basin and w.c. Window to rear aspect.
- BEDROOM 1**
Feature fireplace. Window to front aspect.
- BEDROOM 2**
Airing cupboard. Window to rear aspect.
- FRONT GARDEN**
Laid to decorative gravel with shrubs and pathway.
- REAR GARDEN**
Double gates. Decorative gravel area. Patio. Storage area and shed.
- 12'9 x 11'7 (3.89m x 3.53m)

14'6 x 5'3 (4.42m x 1.60m)

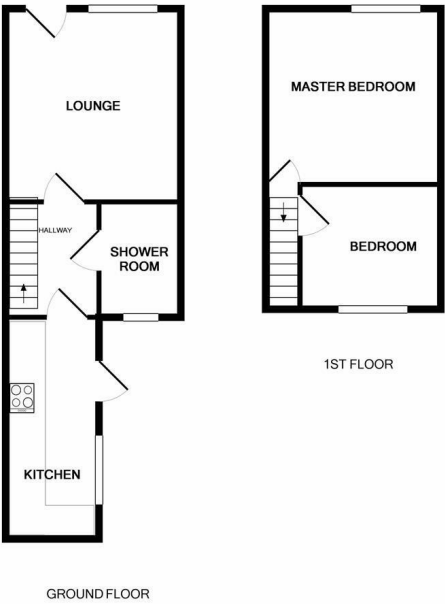
7'7 x 5'5 (2.31m x 1.65m)

11'8 x 11'7 (3.56m x 3.53m)

9'10 x 7'10 (3.00m x 2.39m)



We are delighted to offer this two bedroom end terrace cottage which benefits from night storage heating, wood burner and uPVC double glazing. The accommodation is arranged over two floors comprising lounge, kitchen and shower room on the ground floor with two bedrooms on the first floor. The front garden is laid to decorative gravel with shrubs and pathway. Rear garden has decorative gravel area, double gates, patio area, storage area and shed. No Upward Chain.



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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