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COMMERCIAL PROPERTY SURVEYORS & VALUERS  
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ARCHITECTURAL DESIGNERS  
**ESTATE AGENTS**

01553 768187

## 3 Hulton Road, King's Lynn, PE30 4QE

22979



**\* Semi-detached \* 3 Double bedrooms \* 23ft9 Lounge / dining \*  
\* 19ft Conservatory \* Generous garden \* PVCu double glazed \***



# £179,995

**ESTATE AGENTS**

17 High Street, King's Lynn, Norfolk PE30 1BP | Tel: 01553 768187 | Fax: 01553 767971

Russen & Turner is the trading name of Russen and Turner Ltd  
A company registered in England & Wales. Company No. 4899005  
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

## **BRIEF DESCRIPTION:**

Russen & Turner are delighted to bring to the market this well-presented, 3 double bedroom, semi-detached house. The property offers accommodation which briefly comprises: entrance hall, 23ft9 lounge / dining room, kitchen, 19ft conservatory which has French doors to the rear garden, bathroom with 3 piece suite which includes a bath with shower over. To the 1st floor is a landing area and doors which lead to the 3 very well-proportioned bedrooms.

Outside to the front of the house, a set of gates lead to the brick-weaved area and a gate offers side access to the rear garden which is very well-presented and is laid mainly to lawn with an array of shrubs and trees, a patio and shingle area and to the rear are garden sheds and a greenhouse.

**Council Tax Band: A.**

## **EPC RATING: F**

## **LOCATION:**

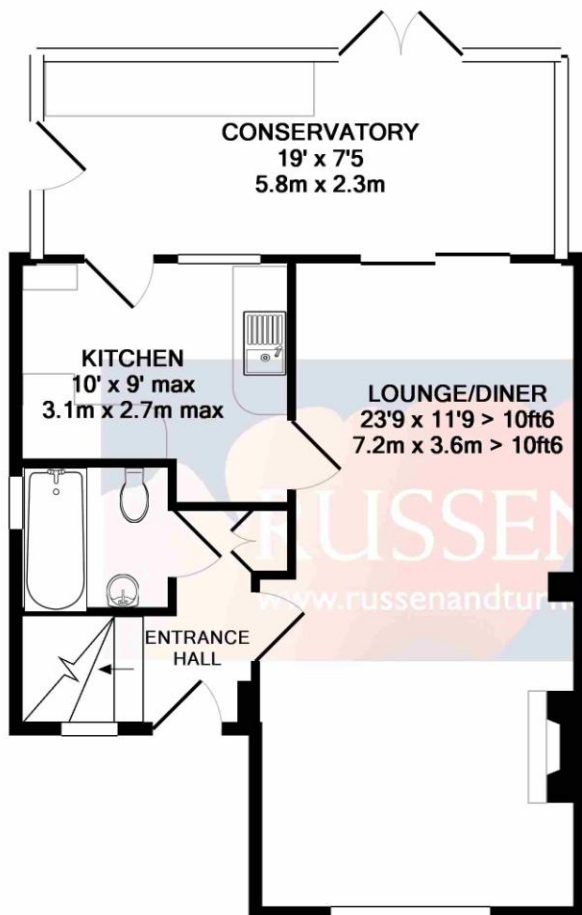
King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

## **HOW WE CAN HELP:**

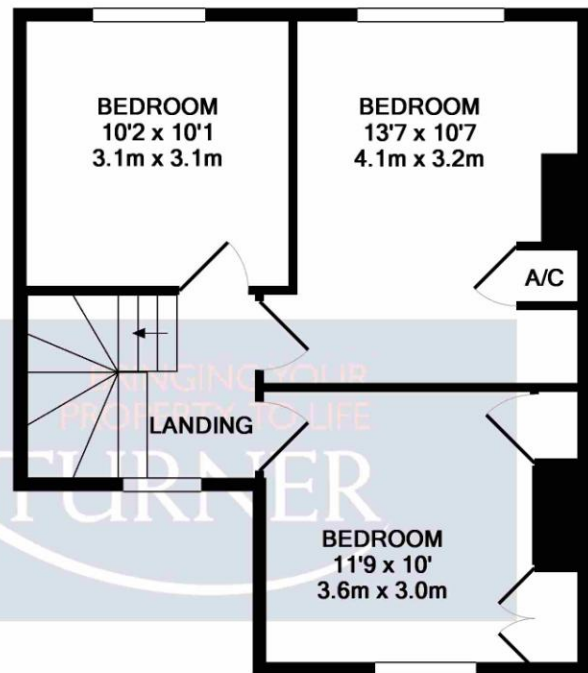
If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.







GROUND FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 416 SQ.FT.  
(38.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 983 SQ.FT. (91.3 SQ.M.)**

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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This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of these particulars and the floorplan contained here, which are thought to be materially correct, though their accuracy is not guaranteed and they do not form any part of any contract, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. None of the appliances mentioned in the details have been tested and we cannot therefore guarantee their condition, operability or working order.  
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Please note that Russen & Turner are committed to following the guidelines set out by the EU's Second Money Laundering Directive which was laid out before parliament at the end of November 2003, the regulations apply from 1<sup>st</sup> of March 2004. This involves offences under the Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001) and the Proceeds of Crime Act 2002.

