

## 36 Grafton Road, King's Lynn, PE30 3EX

22985



- \* Semi-Detached House \* Three Bedrooms \* Sought After Location \*
- \* No Onward Chain \* 21ft Living/Dining Room \* Gas Central Heating \*



# £210,000

**ESTATE AGENTS**  
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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 pleased to offer to the market this well presented, three bedroom, semi detached house set on the sought after 'Reffley' development.

Coming to the market with no onward chain this well presented home has been extended by the current owners and offers family accommodation which briefly comprises; Entrance hallway, 21ft Living/Dining room with woodburner and double doors that open out into the garden, kitchen with modern units, 5 ring gas hob, and double oven. From the kitchen you access the utility room, the downstairs shower room and the integral garage.

To the first floor are the three well proportioned bedrooms all with wooden flooring, the third bedroom also has a built in double wardrobe. On this floor is the family bathroom which has a three piece fitted suite and shower over the bath.

To the front of the property there is gravel off-road parking for several vehicles and a garden laid to lawn, as well as access to the garage. The rear garden offers a good degree of privacy and has a patio and a garden laid to lawn with mature borders making this an ideal space to relax and unwind.

The home is fully PVCu double glazed and has gas fired central heating.

**Council Tax Band: B.**

**EPC RATING: D**

## **LOCATION:**

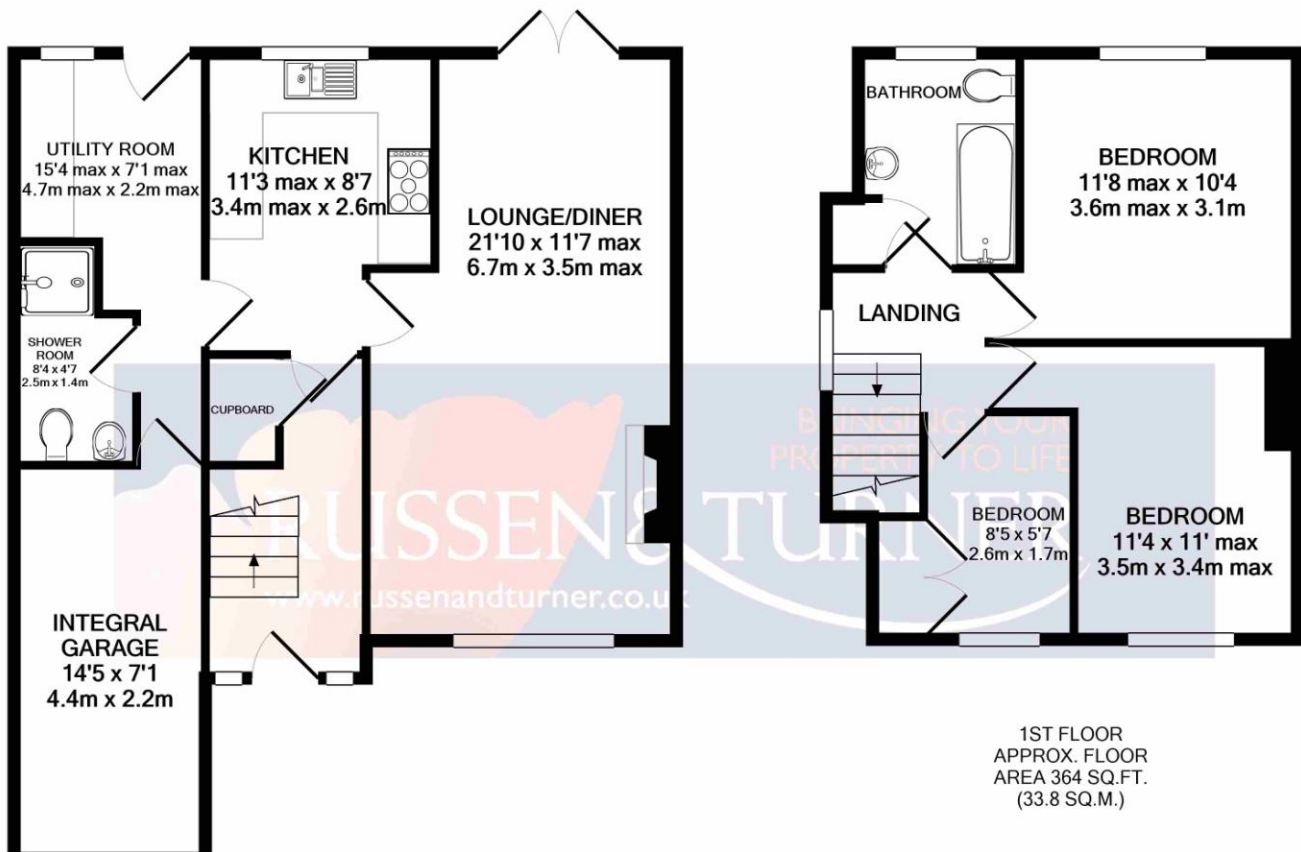
King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under 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 604 SQ.FT.  
(56.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 968 SQ.FT. (89.9 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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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.

