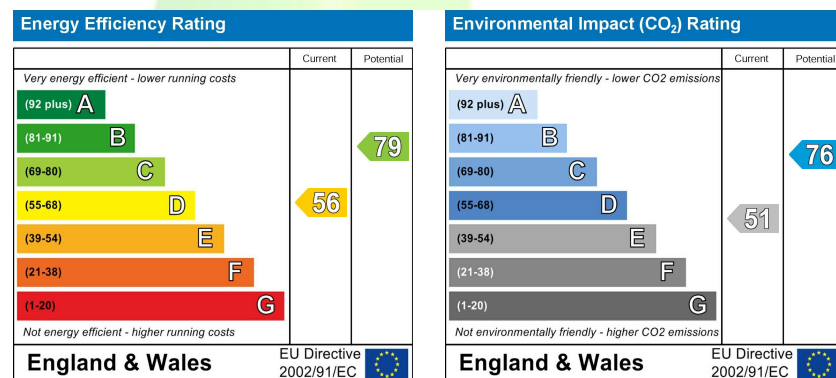


DIRECTIONS

From the Kings Lynn town centre travel towards the Gaywood shopping centre and bear right at the traffic lights onto Gayton Road. Continue along A1076 turn right onto Winston Churchill Drive, at the roundabout take the 2nd exit and after a short distance can be found on the left hand side.



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.



9 Shire Green King's Lynn Norfolk PE30 4RZ

**FULLY REFURBISHED THREE BEDROOM END TERRACE HOUSE WITH SINGLE GARAGE
NO UPWARD CHAIN**

King's Lynn

£155,000 Freehold



HALLWAY Stairs to first floor.	13'5 x 5'9 (4.09m x 1.75m)
CLOAKROOM Two piece suite comprising wash hand basin and w.c. Window to front aspect.	5'9 x 2'7 (1.75m x 0.79m)
LOUNGE/DINER TV aerial. Windows to front and rear aspects.	25'11 x 11'10 (7.90m x 3.61m)
KITCHEN Wall, base and drawer units with granite worktops over. Window to rear aspect.	9'8 x 9'7 (2.95m x 2.92m)
LANDING Airing cupboard. Loft access.	
BEDROOM 1 Built-in wardrobe. Window to front aspect.	12'10 x 11'10 max (3.91m x 3.61m max)
BEDROOM 2 Built-in wardrobe. Window to rear aspect.	11'10 max x 10'9 (3.61m max x 3.28m)
BEDROOM 3 Window to front aspect.	8'9 x 7'9 (2.67m x 2.36m)
BATHROOM Three piece suite comprising bath with Thermo shower over, wash hand basin and w.c. Windows to rear aspect.	7'9 x 5'8 (2.36m x 1.73m)
SINGLE GARAGE To the rear.	
FRONT GARDEN Laid to artificial lawn with flower and shrub borders.	
REAR GARDEN Laid to artificial lawn with borders, patio, pond, greenhouse and brick storage shed	

We are delighted to offer this fully refurbished three bedroom end terrace house with single garage to the rear. The property benefits from warm air 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 laid to artificial lawn with flower and shrub borders. The rear garden is laid to artificial lawn with borders, patio, pond, greenhouse and brick storage shed. No Upward Chain.

