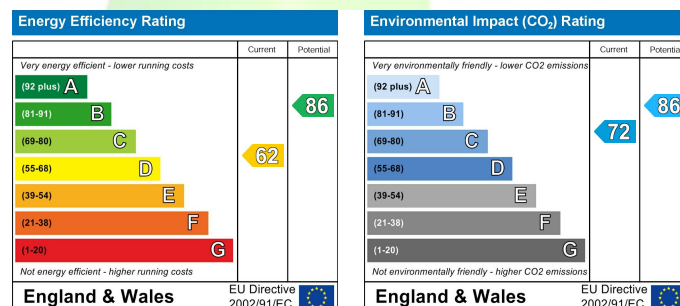


DIRECTIONS

From Kings Lynn town centre travel North East along Edward Benefer Way. At the traffic lights turn right into Loke Road, then take the third left into Burkitt Street where the property can be found on the left hand side easily identified by our For Sale board.



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.



51 Burkitt Street King's Lynn Norfolk PE30 2AS

THREE BEDROOM END TERRACE HOUSE
NO UPWARD CHAIN INVESTORS ONLY

King's Lynn

£140,000 Freehold

Investors only Tenants in situ. We are delighted to offer this three bedroom end terrace house which benefits from gas central heating and uPVC double glazing. We are informed by the current landlord that he is receiving £700pcm. The accommodation is arranged over two floors comprising hallway, bedroom 1/lounge, bedroom 2/dining room, kitchen and w.c. on the ground floor with three bedrooms and bathroom on the first floor. Larger than average rear courtyard style garden. Off Road Parking.No Upward Chain.

HALLWAY 15'3 x 5'5 (4.65m x 1.65m)
Laminate flooring. Radiator. Window to side aspect.

GROUND FLOOR W.C. 5'2 x 2'4 (1.57m x 0.71m)
Low level w.c. Vinyl flooring. Window to side aspect.

BEDROOM/LOUNGE 12'0 x 11'8 (3.66m x 3.56m)
Fitted carpet. Double radiator. Window to front aspect.

BEDROOM/DINING ROOM 13'1 x 9'3 (3.99m x 2.82m)
Double radiator.

KITCHEN 9'11 x 7'11 (3.02m x 2.41m)
Range of wall, base and drawer units. Laminate flooring. Double radiator. Window to side and rear aspect.

LANDING
Fitted carpet. Loft access. Window to side aspect.

BEDROOM 1 12'0 x 10'8 (3.66m x 3.25m)
Fitted carpet. Radiator. Window to front aspect.

BEDROOM 2 13'3 x 11'7 (4.04m x 3.53m)
Fitted carpet. Double radiator. Window to rear aspect.

BEDROOM 3 8'8 x 6'10 (2.64m x 2.08m)
Fitted carpet. Radiator. Window to front aspect.

BATHROOM 8'10 x 6'0 (2.69m x 1.83m)
Three piece suite comprising bath with shower taps, wash hand basin and w.c. Radiator. Vinyl flooring. Window to side aspect.

COURTYARD STYLE GARDEN
Larger than average.

