

DIRECTIONS

From Kings Lynn town centre head out of town via London Road turning right onto Valingers Road then left onto Friars Street where the property can be found on the left hand side easily identified by our For Sale board.

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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	86

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.



73 Friars Street King's Lynn Norfolk PE30 5AP

THREE BEDROOM END TERRACE HOUSE

King's Lynn

£165,000 Freehold



HALLWAY

Understairs cupboard. Radiator. Slate floor. Stairs to first floor.

LOUNGE

Feature fireplace. Double radiator. Wooden floor. Window to front aspect.

12'6 x 11'7 (3.81m x 3.53m)

DINING ROOM

Feature fireplace. Double radiator. Wooden floor. Window to rear aspect.

11'5 x 9'8 (3.48m x 2.95m)

KITCHEN

Range of wall, base and drawer units. Combi grill microwave. Integrated electric oven and gas hob. Slate floor. Double radiator. Window to side aspect. Stable door to garden.

14'1 max x 12'0 max (4.29m max x 3.66m max)

DOWNSTAIRS BATHROOM

Four piece suite comprising corner shower cubicle with Thermo shower, bath, wash hand basin and w.c. Heated towel rail. Velux window.

LANDING

BEDROOM 1

Fitted carpet. Feature fireplace. Radiator. Window to front aspect.

11'0 x 10'7 (3.35m x 3.23m)

BEDROOM 2

Fitted carpet. Double radiator. Window to rear aspect.

11'6 x 9'9 (3.51m x 2.97m)

BEDROOM 3

Fitted carpet. Radiator. Window to front aspect.

8'6 x 6'2 (2.59m x 1.88m)

COURTYARD

Mainly laid to artificial grass with seating area and double gates.

We are delighted to offer this beautifully presented three bedroom end terrace house which benefits from gas central heating and mostly double glazed. The accommodation is arranged over two floors comprising hallway, lounge, dining room, kitchen and bathroom on the ground floor with three bedrooms on the first floor. Outside offers rear courtyard mainly laid to artificial grass with seating area and double gates.



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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