

DIRECTIONS

From Kings Lynn town centre proceed out towards Gaywood shopping area on the A148 and at the Gaywood clock bear left onto Wootton Road. Continue along until you come to the Marsh Lane turning on the left, then turn left onto Aconite Road follow onto Grey Sedge where the property can be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C		66	
(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	

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 Grey Sedge King's Lynn Norfolk PE30 3PL

BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACE HOUSE

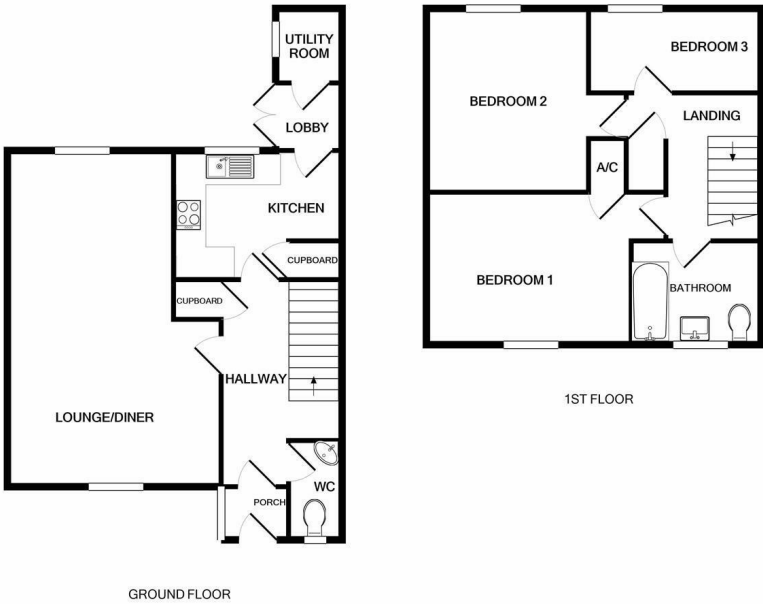
King's Lynn

£192,000 Freehold



ENTRANCE PORCH Tiled floor.	5'1 x 3'10 (1.55m x 1.17m)
HALLWAY Fitted carpet. Radiator. Stairs to first floor.	12'7 x 7'7 max (3.84m x 2.31m max)
CLOAKROOM Two piece suite comprising wash hand basin and w.c. Vinyl flooring. Window to front aspect.	6'4 x 3'9 (1.93m x 1.14m)
LOUNGE/DINER Fitted carpet. TV Point. Two radiators. Window to front and rear aspect.	21'6 x 14'0 (6.55m x 4.27m)
KITCHEN Newly fitted range of wall, base and drawer units. Integrated electric oven and induction hob. Integrated dishwasher and washing/dryer. Tiled floor. Radiator. Window to rear aspect.	11'2 x 8'6 (3.40m x 2.59m)
UTILITY	4'11 x 4'5 (1.50m x 1.35m)
REAR LOBBY Tiled floor. French doors to garden.	4'10 x 4'3 (1.47m x 1.30m)
LANDING Fitted carpet. Cupboard. Smoke alarm. Loft access.	
BEDROOM 1 Fitted carpet. Airing cupboard. Radiator. Window to front aspect.	15'8 max x 10'0 (4.78m max x 3.05m)
BEDROOM 2 Fitted carpet. Radiator. Window to rear aspect.	13'0 max x 11'3 (3.96m max x 3.43m)
BEDROOM 3 Fitted carpet. Radiator. Window to rear aspect.	11'3 x 5'7 (3.43m x 1.70m)
BATHROOM Three piece suite comprising bath with Power Shower over, wash hand basin and w.c. Vinyl flooring. Radiator. Window to front aspect.	8'9 x 5'3 (2.67m x 1.60m)
FRONT GARDEN Mainly laid to lawn.	
REAR GARDEN Fully enclosed, mainly laid to lawn with flower beds and patio. Gate to rear access.	

We are delighted to offer this beautifully presented three bedroom end terrace house which benefits from gas central heating, uPVC double glazing, good storage space and new flooring. The accommodation is arranged over two floors comprising entrance porch, hallway, cloakroom, lounge/diner, professionally designed and installed kitchen, utility and rear lobby on the ground floor with three bedrooms and bathroom on the first floor. The front garden is mainly laid to lawn. The rear garden is fully enclosed, mainly laid to lawn with flower beds and patio. Gate to rear access.



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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