



66 Grafton Road, Kings Lynn

£215,000

THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME PROVIDING AMPLE OFF ROAD PARKING
 Located in a popular residential area. Well presented spacious three/four bedroom semi detached home. The location gives easy access to local amenities including shops, restaurants, the hospital and train station with direct links to London Kings Cross and Cambridge. The property comprises of entrance hallway, kitchen breakfast, living room, dining room and play room/bedroom four. The first floor offers three bedrooms and family bathroom. Externally, the rear garden is fully enclosed, low maintenance with lawn and paved area ideal for seating and entertaining and larger than average garden shed.
 Call today to get your viewing booked in!

- **Four Bedroom Semi Detached Family Home**
- **Ample Off Road Parking**
- **Enclosed Rear Garden**
- **Well Presented Throughout**



ENTRANCE HALLWAY

Door to front aspect. Stairs to first floor landing.

KITCHEN BREAKFAST

13'1 x 12'2 max (3.99m x 3.71m max)

Upvc window to front aspect. Base and wall units with work surface over. Stainless steel sink with drainer and bowl. Space for freestanding cooker with stainless steel extractor over. Part tiled splashback walls. Space and plumbing for washing machine. Space for freestanding fridge freezer. Radiator. Space for breakfast table. Glazed door to side aspect.

LIVING ROOM

17'5 x 11'5 (5.31m x 3.48m)

Upvc window to side aspect. Wooden flooring. Two radiators.

DINING ROOM

12' x 7'3 (3.66m x 2.21m)

Upvc window to side and glazed doors to rear. Wood effect flooring. Radiator.

PLAY ROOM/BEDROOM FOUR

12' x 8' (3.66m x 2.44m)

Upvc window to rear aspect. Carpeted. Radiator.

LANDING

Upvc window to side elevation. Loft access.

MASTER BEDROOM

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

Upvc window to rear elevation. Carpeted. Built in wardrobes. Radiator. Television point.

BEDROOM TWO

8'9 x 8'3 (2.67m x 2.51m)

Upvc window to front elevation. Carpeted. Radiator.

BEDROOM THREE

8'5 x 7'4 (2.57m x 2.24m)

Upvc window to rear elevation. Carpeted. Radiator.



BATHROOM

Upvc window to front elevation. 'P' shaped bath with electric shower over. Toilet. Wash hand basin. Cupboard housing water tank. Radiator.

EXTERIOR

Low maintenance front garden with gravel providing ample off road parking. Gated access to the rear garden. The rear garden is fully enclosed with lawn and paved area ideal for seating and entertaining.

PROPERTY POSTCODE

For location purposes the postcode of this property is: PE30 3EY

ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

PLEASE NOTE: All photos are property of Ark Property Centre and can not be used without their explicit permission.

VIEWING

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

OFFERS PROCEDURE

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of your funds from your solicitor.

ARK PROPERTY CENTRE

If you are thinking about selling your property or are not happy with your current



agent - we can offer a FREE valuation service with no obligation.

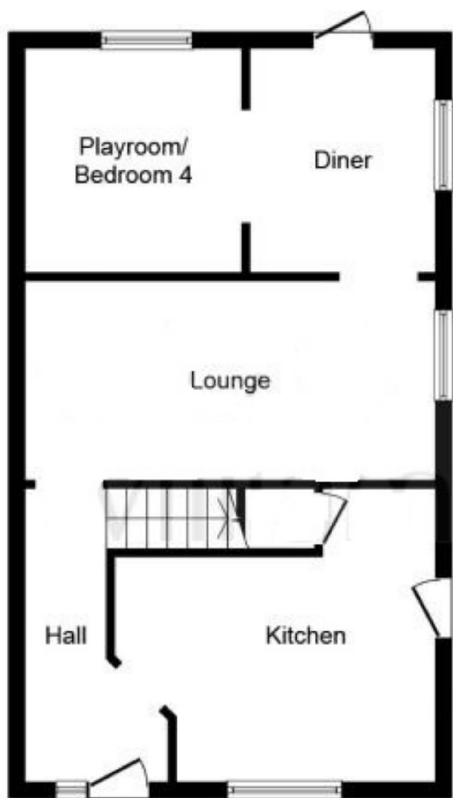
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

DISCLAIMER

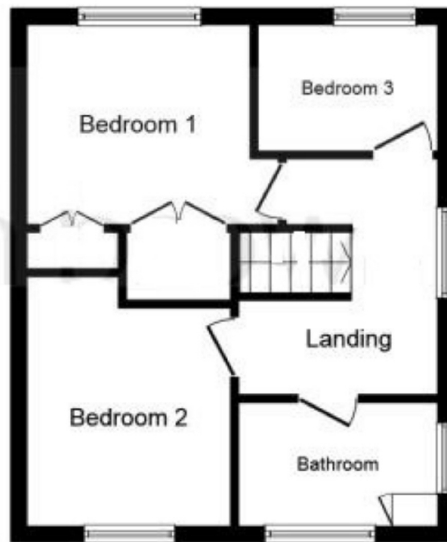
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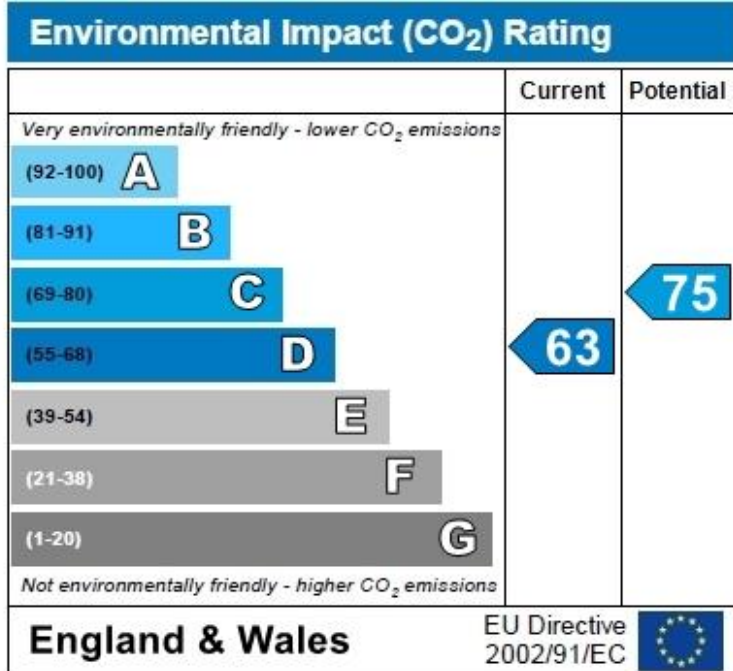
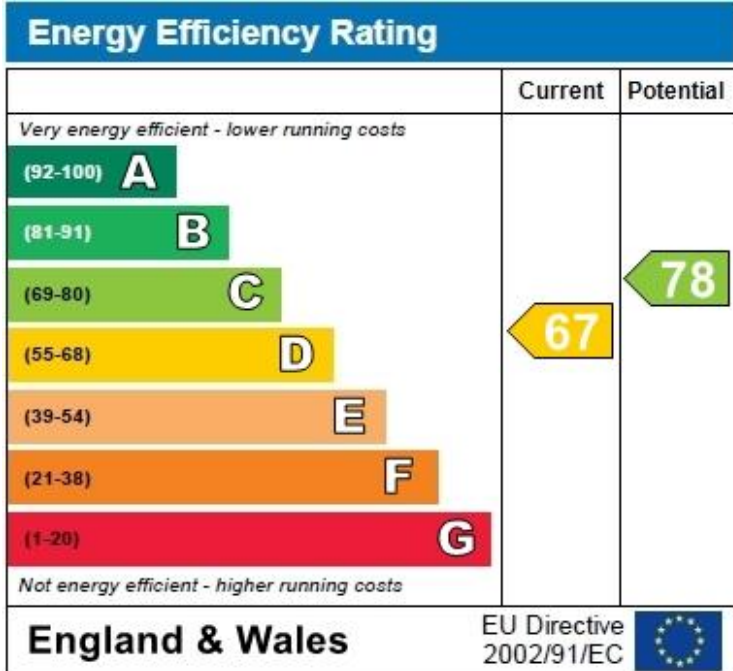




Ground Floor



First Floor



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