

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 then turn right onto Winston Churchill Drive, right onto Regency Avenue then left onto Beaumont Way 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	

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	

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.



12 Beaumont Way King's Lynn Norfolk PE30 4UB

BEAUTIFULLY PRESENTED THREE BEDROOM EXTENDED MID TERRACE HOUSE WITH GARAGE EN-BLOC

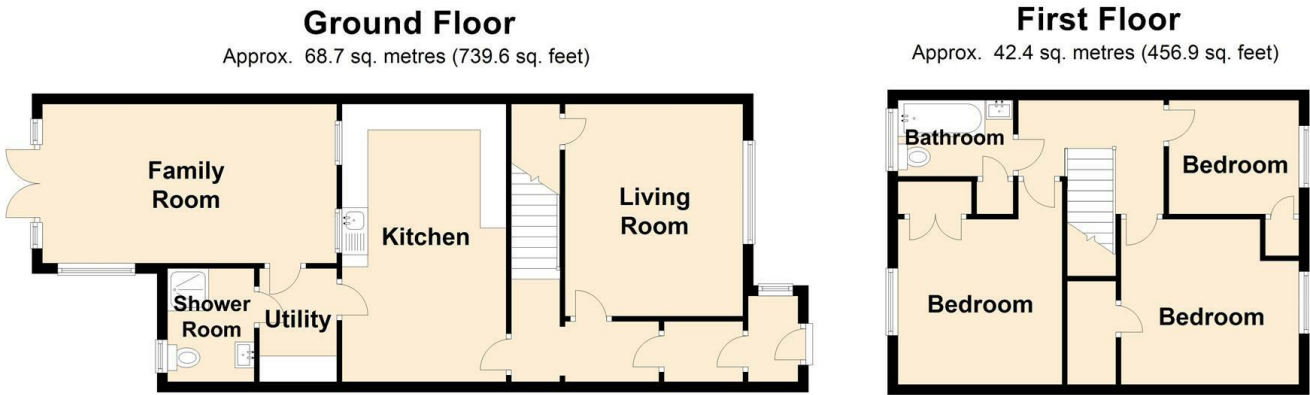
King's Lynn

£195,000 Freehold



ENTRANCE PORCH	5'5 x 3'6 (1.65m x 1.07m)
LOUNGE	13'5 x 11'1 (4.09m x 3.38m)
KITCHEN/DINER	17'7 x 10'3 (5.36m x 3.12m)
UTILITY	5'5 x 4'9 (1.65m x 1.45m)
DOWNSTAIRS SHOWER ROOM	5'5 x 5'3 (1.65m x 1.60m)
FAMILY ROOM	18'6 x 9'10 (5.64m x 3.00m)
LANDING	9'1 max x 8'7 max (2.77m max x 2.62m max)
BEDROOM 1	12'7 max x 10'4 max (3.84m max x 3.15m max)
BEDROOM 2	11'1 max to wardrobe x 10'1 max (3.38m max to wardrobe x 3.07m max)
BEDROOM 3	8'1 x 7'2 (2.46m x 2.18m)
BATHROOM	7'3 x 4'7 (2.21m x 1.40m)
GARAGE EN-BLOC	
Single garage with power	
FRONT GARDEN	
Laid to shingle with path to porch.	
REAR GARDEN	
Mainly laid to lawn with decked area, shiingled area with raised borders.	

We are delighted to offer this beautifully presented three bedroom extended mid terrace house with garage en-bloc. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising entrance porch, hallway, lounge, kitchen/diner, utility, shower room and family room on the ground floor, landing, three bedrooms and bathroom on the first floor. Outside offers garage en-bloc, front and rear gardens. Located close to the hospital and Springwood school. Must be viewed.



Total area: approx. 111.2 sq. metres (1196.5 sq. feet)



