

DIRECTIONS

From the Kings Lynn town centre proceed along Railway Road and continue onto John Kennedy Road passing over the first set of traffic lights, then proceed to the next set of traffic lights turning right onto Loke Road, then take the first turning on the left onto Cresswell Street, second right onto Grays Close where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A		95	Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B	85		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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.



6 Grays Close King's Lynn Norfolk PE30 2DB

**BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY
NO UPWARD CHAIN**

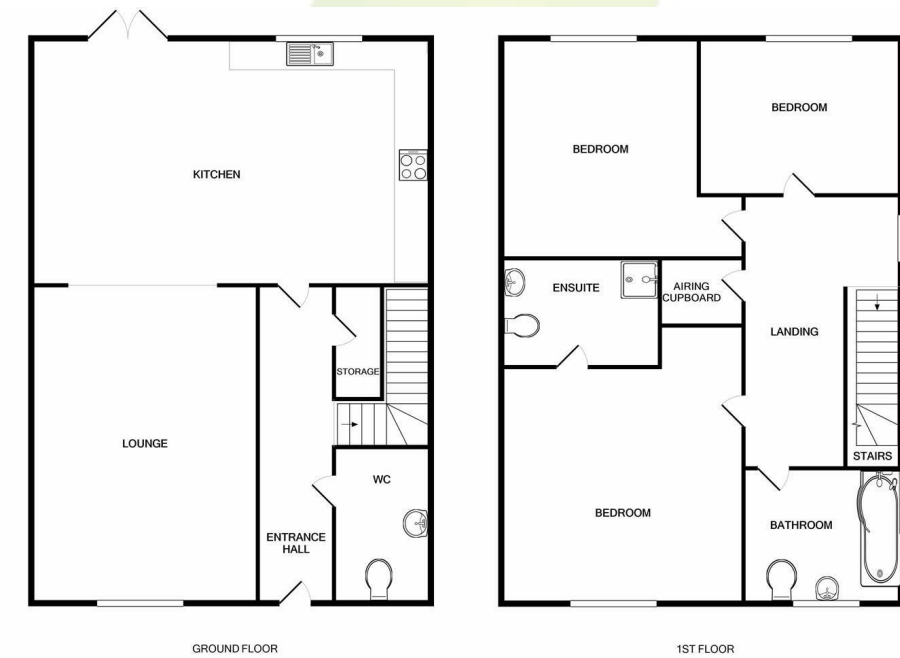
King's Lynn

£220,000 Freehold



- ENTRANCE HALL** 17'0 x 4'2 (5.18m x 1.27m)
Understairs storage. Stairs to first floor.
- CLOAKROOM** 6'6 x 2'10 (1.98m x 0.86m)
Two piece suite comprising wash hand basin and w.c. Window to side aspect.
- LOUNGE** 16'3 x 11'0 (4.95m x 3.35m)
TV Point. Window to front aspect.
- KITCHEN/DINER** 19'1 x 12'1 (5.82m x 3.68m)
Range of wall, base and drawer units. Double oven and induction hob. Integrated washing machine, dishwasher and fridge/freezer. Tiled flooring. Window to rear aspect.
- LANDING** 12'10 x 4'5 (3.91m x 1.35m)
Airing cupboard.
- MASTER BEDROOM** 13'6 x 10'11 (4.11m x 3.33m)
Fitted carpet. Double radiator. Window to front aspect.
- EN-SUITE SHOWER ROOM** 8'5 max x 4'4 (2.57m max x 1.32m)
Three piece suite comprising shower cubicle, wash hand basin and w.c. Heated towel rail. Tiled Floor.
- BEDROOM 2** 12'3 x 9'0 (3.73m x 2.74m)
Fitted carpet. Double radiator. Window to rear aspect.
- BEDROOM 3** 9'6 x 9'0 (2.90m x 2.74m)
Fitted carpet. Double radiator. Window to rear aspect.
- FAMILY BATHROOM** 7'6 x 6'7 (2.29m x 2.01m)
Three piece suite comprising P-Shaped bath with Thermo shower over, wash hand basin and w.c. Heated towel rail. Tiled floor. Window to front aspect.
- FRONT GARDEN**
Laid to lawn with gravel driveway.
- REAR GARDEN**
Mainly laid to lawn with raised decking seating area.

We are delighted to offer this beautifully presented three bedroom semi detached house with driveway. The property benefits from Air Source heating and uPVC double glazing. The accommodation is arranged over two floors comprising entrance hall, lounge, kitchen/diner and cloakroom on the ground floor, master bedroom with en-suite shower room, two further bedrooms and family bathroom on the first floor. The front garden is laid to lawn with gravel driveway. The rear garden is mainly laid to lawn with raised decking seating area. No Upward Chain.



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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