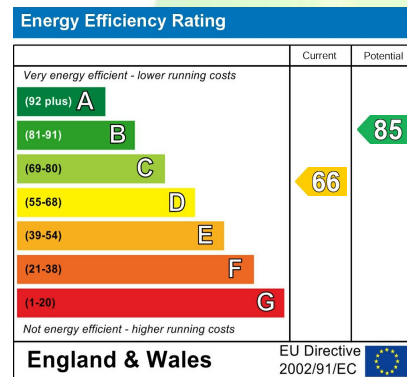
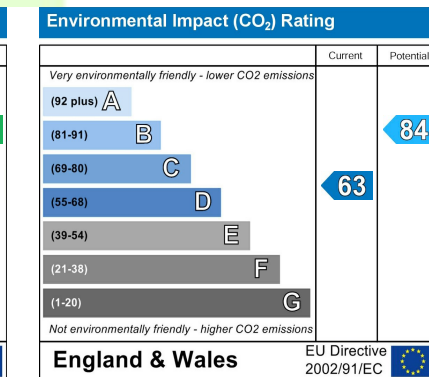


DIRECTIONS

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 left onto Sir Lewis Street 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	Current	Potential
 <p>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</p>		 <p>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</p>	
	66	85	
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.



8 Sir Lewis Street King's Lynn Norfolk PE30 2AH

**TWO BEDROOM MID TERRACE HOUSE
NO UPWARD CHAIN**

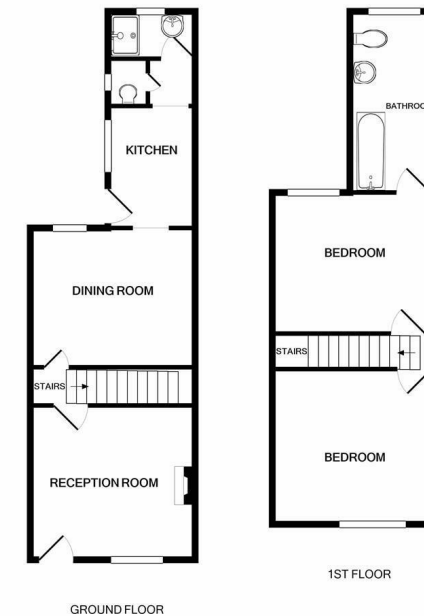
King's Lynn

£115,000 Freehold



- LOUNGE** 11'11 x 11'2 (3.63m x 3.40m)
Window to front aspect.
- DINING ROOM** 11'11 x 10'0 (3.63m x 3.05m)
Understairs cupboard. Window to rear aspect.
- KITCHEN** 8'11 x 6'4 (2.72m x 1.93m)
Range of wall and base units. Space for washing machine and fridge/freezer. Electric oven and hob. Extractor.
Window to side aspect.
- DOWNSTAIRS W.C** 3'3 x 2'11 (0.99m x 0.89m)
Window to side aspect.
- DOWNSTAIRS SHOWER ROOM** 5'6 x 3'5 (1.68m x 1.04m)
Two piece suite comprising shower cubicle and wash hand basin. Heated towel rail. Window to rear aspect.
- BEDROOM 1** 11'11" (max) > 9'11" x 11'2" (3.63m (max) > 3.02m x 3.40m)
Radiator. Window to front aspect.
- BEDROOM 2** 11'11 x 10'1 (3.63m x 3.07m)
Radiator. Window to rear aspect.
- BATHROOM** 13'1 x 6'5 (3.99m x 1.96m)
Three piece suite comprising bath, wash hand basin and w.c. Radiator. Window to rear aspect.
- REAR COURTYARD**
Laid to paving.

We are delighted to offer this two bedroom mid terrace house which benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising lounge, dining room, kitchen, w.c and shower room on the ground floor with two bedrooms and bathroom on the first floor. The rear courtyard is paved. No Upward Chain.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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