



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 go straight over two mini roundabouts and at the third mini roundabout turn right onto Winston Churchill Drive, then left onto Corbyn Shaw Road then left onto Margaret Rose Close where the property can be found on the left 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		94	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C	72		(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 Margaret Rose Close King's Lynn Norfolk PE30 4UN

**TWO BEDROOM MID TERRACE HOUSE WITH ALLOCATED PARKING
NO UPWARD CHAIN**

King's Lynn

£160,000 Freehold



LOUNGE/DINER

Storage heater. Window to front aspect. Stairs to first floor.

14'11 x 12'8 (4.55m x 3.86m)

KITCHEN

Range of wall and base units. Space for washing machine, tumble dryer and free standing electric cooker. Storage heater. Window and door to rear aspect.

12'7 x 8'1 (3.84m x 2.46m)

LANDING

BEDROOM 1

Storage heater. Two windows to rear aspect.

12'7 x 8'2 (3.84m x 2.49m)

BEDROOM 2

Storage heater. Two windows to front aspect.

12'7 x 7'3 (3.84m x 2.21m)

BATHROOM

Three piece suite comprising bath, wash hand basin and w.c. Airing cupboard.

7'4 x 6'1 (2.24m x 1.85m)

FRONT GARDEN

Laid to shingle with pathway to front door.

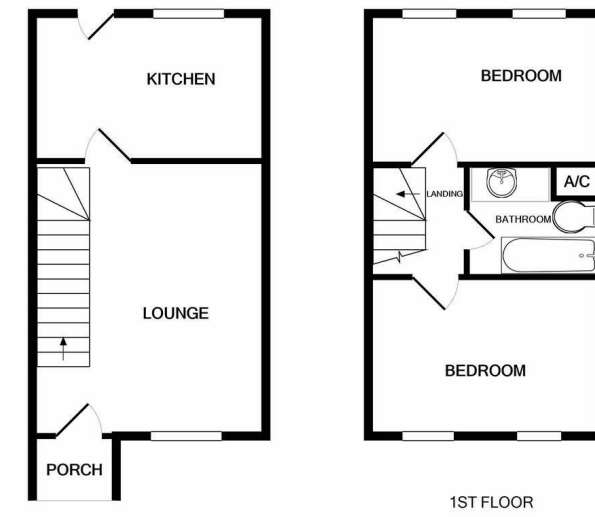
REAR GARDEN

Laid to lawn with garden shed.

ALLOCATED PARKING SPACE



We are delighted to offer this two bedroom mid terrace house with allocated parking space. The property benefits from electric heating and uPVC double glazing. The accommodation is arranged over two floors comprising storm porch, lounge/diner and kitchen on the ground floor with two bedrooms and bathroom on the first floor. Front garden laid to shingle with pathway to front door. Rear garden laid to lawn with garden shed. No Upward Chain.



GROUND FLOOR

1ST FLOOR

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. Made with Metropix ©2021



