

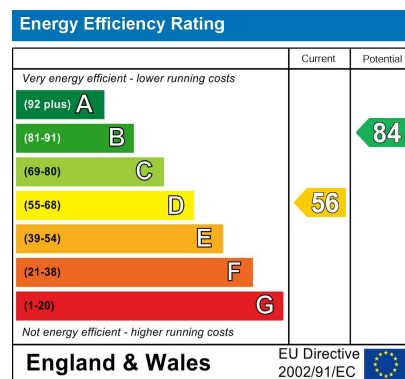


**britttons**  
estate agents

www.britttons.net

### DIRECTIONS

From Kings Lynn town, proceed out towards the South Gates, turn right into Valingers Road and continue along turning left onto South Everard Street where the property can be found on the left hand side easily identified by our For Sale board.



### 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 South Everard Street King's Lynn Norfolk PE30 5HJ

**FULLY REFURBISHED THREE BEDROOM MID TERRACED HOUSE  
NO UPWARD CHAIN**

**King's Lynn**

**£200,000 Freehold**

01553 692828  
sales@britttons.net







**LOUNGE** 12'9 x 11'10 (3.89m x 3.61m)  
Wood effect flooring. Feature fireplace. Double column radiator. Window to front aspect.

**DINING ROOM** 12'3 max x 9'10 max (3.73m max x 3.00m max)  
Wood effect flooring. Double column radiator. Feature fireplace. Window to rear aspect.

**KITCHEN** 19'7 x 6'9 (5.97m x 2.06m)  
Range of base and drawer units with worktops over. Integrated dishwasher and fridge/freezer. Electric oven and hob with extractor over. Wood effect flooring. Two windows to side aspect.

**BATHROOM** 6'8 x 6'8 (2.03m x 2.03m)  
Three piece suite comprising bath with Thermostatic mixer bar, vanity wash hand basin and w.c. Heated towel rail. Tiled flooring. Window to rear aspect.

**LANDING**  
Fitted carpet.

**BEDROOM 1** 16'8 max x 10'11 max (5.08m max x 3.33m max)  
Vaulted ceiling. Fitted carpet. Double column radiator. Window to front aspect.

**BEDROOM 2** 10'7 x 8'9 (3.23m x 2.67m)  
Vaulted ceiling. Fitted carpet. Double column radiator. Built-in wardrobe. Window to rear aspect.

**BEDROOM 3** 9'8 x 6'6 (2.95m x 1.98m)  
Fitted carpet. Double column radiator. Window to side aspect.

**REAR COURTYARD GARDEN**



We are delighted to offer this fully refurbished three bedroom mid terrace house close to the town centre. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising lounge, dining room, kitchen and bathroom on the ground floor with three bedrooms on the first floor. There is a rear courtyard style garden. No Upward Chain.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, doors and any other work are approximate and no responsibility is taken for any omission or error hereon. This plan is for descriptive purposes only and should not be used as such for any other purpose. The views, photographs and graphics are for general information only and are not intended to be used as such for any other purpose. ©2021







