

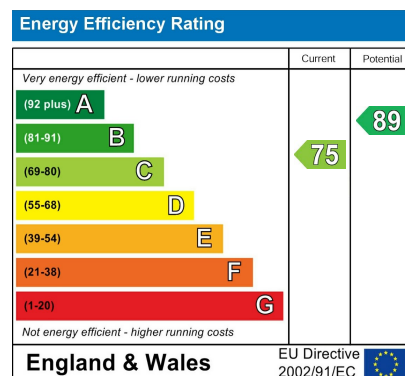


brittons
estate agents

www.brittons.net

DIRECTIONS

From Kings Lynn town centre proceed out towards Gaywood shopping area on the A148 and at the Gaywood clock bear left onto Wootton Road, continue along until you come to the Marsh Lane turning on the left, then take the 2nd turning left and immediately left again onto Samphire 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.



28 Samphire King's Lynn Norfolk PE30 3PH

WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE

King's Lynn

OIEO £190,000 Freehold

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HALLWAY 13'0 x 6'5 (3.96m x 1.96m)
 Tiled floor. Double radiator. Storage cupboard. Stairs to first floor.

LOUNGE/DINER 21'6 x 12'9 (6.55m x 3.89m)
 Lounge has laminate flooring with tiled floor to dining area. Two double radiators. Windows to front and rear aspects.

KITCHEN 9'1 x 8'8 (2.77m x 2.64m)
 Range of wall, base and drawer units with worktops over. Electric oven and hob. Tiled floor. Window to rear aspect.

REAR LOBBY
 Tiled floor. Door to rear garden.

UTILITY
 Laminate flooring. Window to side aspect.

LANDING
 Fitted carpet.

BEDROOM 1 12'4 x 11'5 (3.76m x 3.48m)
 Fitted carpet. Double radiator. Window to rear aspect.

BEDROOM 2 12'5 x 9'10 (3.78m x 3.00m)
 Fitted carpet. Double radiator. Airing cupboard. Window to front aspect.

BEDROOM 3 9'7 max x 6'9 max (2.92m max x 2.06m max)
 Fitted carpet. Double radiator. Window to front aspect.

BATHROOM
 Three piece suite comprising bath with Thermostatic mixer over, wash hand basin and w.c. Tiled floor. Two windows to rear aspects.

FRONT GARDEN
 Laid to decorative gravel with pond and pathway.

REAR GARDEN
 Enclosed, mainly laid to lawn with patio. Gate to rear pathway.

PRICED TO SELL We are delighted to offer this well presented three bedroom mid terrace house which benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, lounge/diner, kitchen, rear lobby and utility on the ground floor with three bedrooms and bathroom on the first floor. The front garden is laid to decorative gravel with pond and pathway. The rear garden is enclosed, mainly laid to lawn with patio. Gate to rear pathway.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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