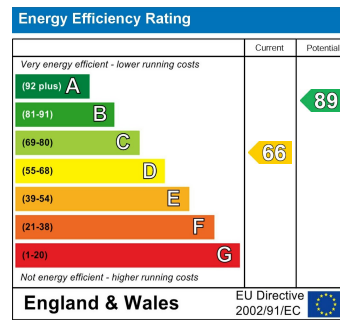


DIRECTIONS

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 right onto Lansdowne Street where the property can be found on the right 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.



11 Lansdowne Street King's Lynn Norfolk PE30 2AF

**THREE BEDROOM MID TERRACE HOUSE IN NEED OF UPDATING
NO UPWARD CHAIN**

King's Lynn

OIEO £110,000 Freehold

We are delighted to offer this three bedroom mid terrace house in need of updating. 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. Rear courtyard garden with pedestrian gate offering access to rear access way. No Upward Chain.

LOUNGE 11'6 x 10'8 (3.51m x 3.25m)
Fitted carpet. Window to front aspect.

DINING ROOM 10'9 x 8'11 (3.28m x 2.72m)
Fitted carpet. Storage cupboard plus additional under stairs cupboard. Door to rear.

KITCHEN 8'3 x 5'11 (2.51m x 1.80m)
Range of wall, base and drawer units with worktops over. Space for washing machine and Free standing cooker. Extractor hood. Vinyl flooring. Window to side aspect.

BATHROOM 6'0 x 6'0 (1.83m x 1.83m)
Three piece suite comprising bath with electric shower over, wash hand basin and w.c. Airing cupboard housing boiler. Window to side aspect.

LANDING
Fitted carpet.

BEDROOM 1 11'7 x 10'10 (3.53m x 3.30m)
Fitted carpet. Window to front aspect.

BEDROOM 2 11'7 x 8'7 (3.53m x 2.62m)
Fitted carpet. Storage cupboard. Window to rear aspect. Leading directly to:

BEDROOM 3 7'9 x 5'8 (2.36m x 1.73m)
Fitted carpet. Window to rear.

REAR COURTYARD
Pedestrian gate offering access to rear access way.

