

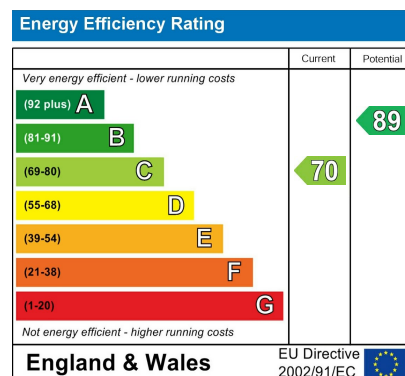


**britttons**  
estate agents

www.britttons.net

### DIRECTIONS

The property can be located by satnav on the postcode PE30 4SF and is 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.



23 Eastfields King's Lynn Norfolk PE30 4SF

**THREE BEDROOM MID TERRACE HOUSE**

**King's Lynn**

**£175,000 Freehold**

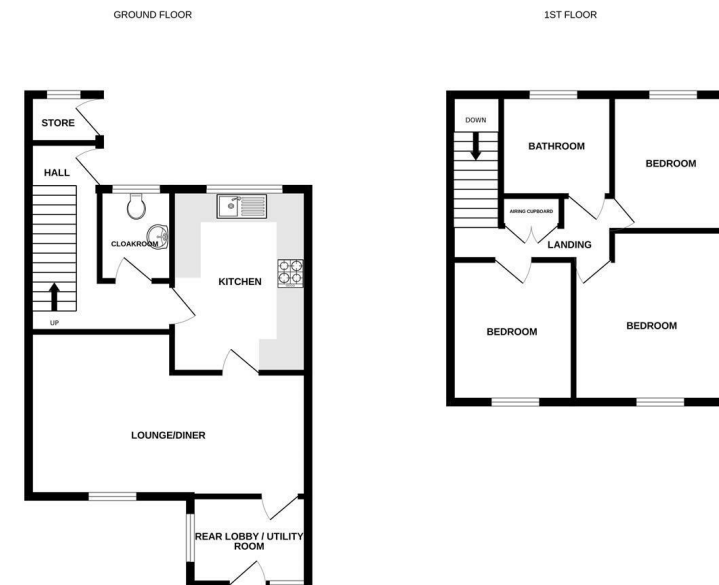
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- L-SHAPED HALLWAY** 12'3 x 9'3 (3.73m x 2.82m)  
Tiled floor. Double radiator.
- CLOAKROOM**  
Two piece suite comprising wash hand basin and w.c. Window to front aspect.
- LOUNGE/DINER** 20'8 x 12'10 (6.30m x 3.91m)  
Laminate flooring. Two double radiators. Window to rear aspect.
- KITCHEN** 10'10 x 9'6 (3.30m x 2.90m)  
Range of wall, base and drawer units with worktops over. Electric oven and gas hob. Integrated Fridge, washing machine and dish washer. Tiled floor. Window to front aspect.
- UTILITY** 9'7 x 7'2 (2.92m x 2.18m)  
Tiled floor. Window to side aspect. Door to rear garden.
- LANDING**  
Airing cupboard. Loft access.
- BEDROOM 1** 13'2 max x 12'0 (4.01m max x 3.66m)  
Laminate flooring. Double radiator. Window to rear aspect.
- BEDROOM 2** 10'3 x 10'0 (3.12m x 3.05m)  
Laminate flooring. Double radiator. Window to front aspect.
- BEDROOM 3** 10'0 x 7'3 (3.05m x 2.21m)  
Laminate flooring. Double radiator. Window to rear aspect.
- BATHROOM** 6'4 x 5'11 max (1.93m x 1.80m max)  
Three piece suite comprising bath with electric shower over, wash hand basin and w.c. Double radiator. Tiled floor. Window to front aspect.
- FRONT GARDEN**  
Laid to decorative gravel with shrubs.
- REAR GARDEN**  
Enclosed, laid to paving with workshop, timber shed and gate to pathway.

We are delighted to offer this three bedroom mid terrace house which benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising L-Shaped hallway, cloakroom, lounge/diner, kitchen and utility on the ground floor with three generous bedrooms and bathroom on the first floor. The front garden is laid to decorative gravel with shrubs. The rear garden is enclosed, laid to paving with workshop, timber shed and gate to rear pathway.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, doors and any other items are approximate and no responsibility is taken for any variations or mis-statements. This plan is for illustrative purposes only and should not be used for any purposes other than those intended. The fixtures, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency capabilities.  
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