

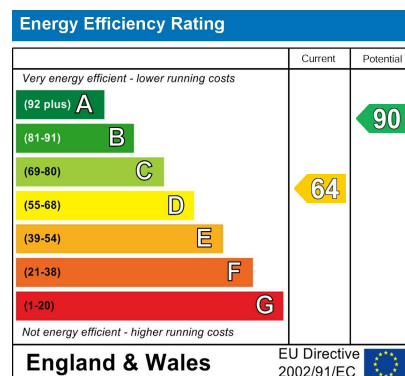


brittons  
estate agents

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### 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 left onto Cresswell Street where the property can be located 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.



41 Cresswell Street King's Lynn Norfolk PE30 2AP

**TWO BEDROOM MID TERRACE HOUSE  
NO UPWARD CHAIN**

King's Lynn

£110,000 Freehold

01553 692828  
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**LOUNGE** 13'11 x 12'1 (4.24m x 3.68m)

Tiled floor. Radiator. Window to rear aspect.

**DINING ROOM** 12'1 x 10'10 (3.68m x 3.30m)

Tiled floor. Radiator. Window to front aspect.

**KITCHEN** 14'3 x 6'10 (4.34m x 2.08m)

Range of wall, base and drawer units with worktops over. Space for washing machine, dishwasher and tumble dryer. Electric oven and hob. Windows to side and rear aspects. Rear door.

**LANDING**

Loft access.

**BEDROOM 1** 12'0 x 10'9 (3.66m x 3.28m)

Radiator. Window to front aspect.

**BEDROOM 2** 11'0 x 9'2 (3.35m x 2.79m)

Radiator. Window to rear aspect.

**SHOWER ROOM** 8'1 x 6'10 (2.46m x 2.08m)

Shower enclosure with electric shower, wash hand basin and w.c. Radiator. Window to rear aspect.

**REAR COURTYARD**



We are delighted to offer this two bedroom mid terrace house which benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising lounge, dining room and kitchen on the ground floor with two bedrooms and shower room on the first floor. Rear courtyard. No Upward Chain.

