

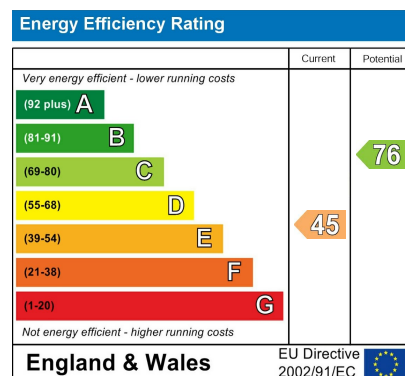


britttons
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DIRECTIONS

Arriving at the southgates roundabout from London Road, take the first exit onto B1144 Vancouver Avenue. Then take the first right onto Sidney 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.



55 Sidney Street King's Lynn Norfolk PE30 5RF

THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE AND DRIVEWAY

King's Lynn

£270,000 Freehold

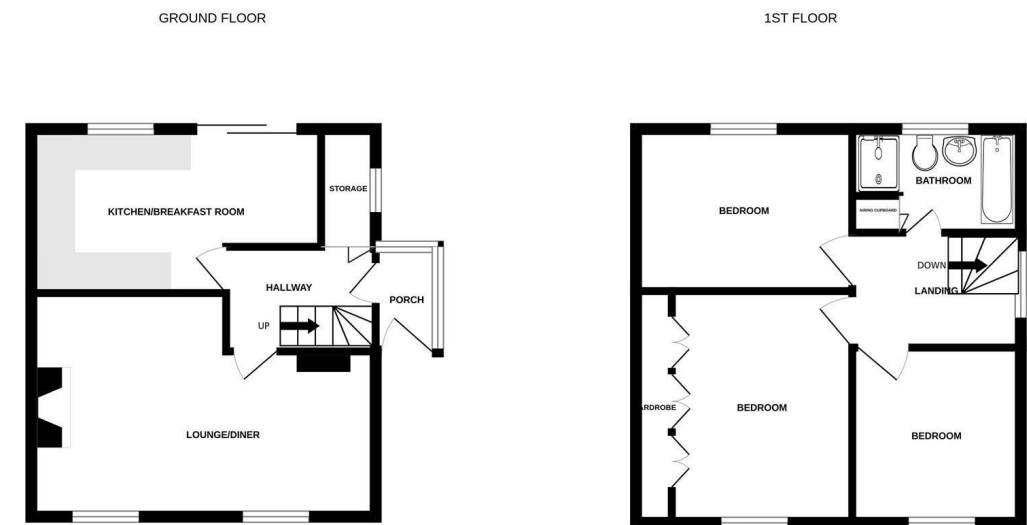
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- ENTRANCE PORCH** 6'0" x 3'0" (1.83 x 0.93)
Tiled floor. Windows to side and rear aspects.
- HALLWAY** 10'5" x 5'10" (3.19 x 1.80)
Built-in storage cupboard. Radiator. Stairs to first floor.
- LOUNGE/DINER** 6'66 x 4.15 max (1.83m x 1.22m.4.57m max)
Fitted carpet. Two radiators. Wall mounted gas fire. Two windows to fronts aspects.
- KITCHEN/BREAKFAST ROOM** 18'0" x 9'2" max (5.50m x 2.80m max)
Range of wall, base and drawer units with worktops over. Integrated electric oven and hob with extractor over. Integrated slimline dishwasher. Space for washing machine and tumble dryer. Radiator. Tiled floor. Window to rear aspect. Patio doors to garden.
- LANDING** 10'5" x 5'10" (3.20 x 1.80)
Fitted carpet. Loft access. Window to side aspect.
- BEDROOM 1** 13'8" x 10'10" max (4.17 x 3.32 max)
Fitted carpet. Built-in wardrobes and vanity unit. Radiator. Window to front aspect.
- BEDROOM 2** 3.24 x 3.24 max (0.91m.7.32m x 0.91m.7.32m max)
Fitted carpet. Radiator. Window to front aspect.
- BEDROOM 3** 3.21 x 2.86 (0.91m.6.40m x 0.61m.26.21m)
Fitted carpet. Radiator. Window to rear aspect.
- BATHROOM** 3.36 x 1.88 (0.91m.10.97m x 0.30m.26.82m)
Four piece suite comprising shower cubicle with Thermostatic shower, bath, wash hand basin and w.c. Airing cupboard. Heated towel rail. Oak effect vinyl flooring. Window to rear aspect.
- GARAGE**
Up & Over door.
- FRONT GARDEN**
Laid to gravel with ample parking and brickweave path leading to the porch and rear garden.
- REAR GARDEN**
Mainly laid to brickweave with patio area and shingle borders.

We are delighted to offer this three double bedroom semi detached house with garage and driveway on a corner plot with park views in the delightful area of The Chase. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising porch, hallway, lounge/diner and kitchen/breakfast room on the ground floor with three bedrooms and bathroom on the first floor. The front garden is laid to gravel with ample parking and brickweave path leading to the porch and rear garden. The enclosed rear garden is mainly laid to brickweave with patio area and shingle borders.



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