DIRECTIONS

From Kings Lynn proceed east to the Gaywood shopping area, and at the traffic lights keep in the left lane and continue onto Wootton Road. Turn right off of Wootton Road onto Fenland Road and turn left onto Burnham Avenue then right onto Blenheim Road where the property can be found on the left hand side easily identified by our Board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC
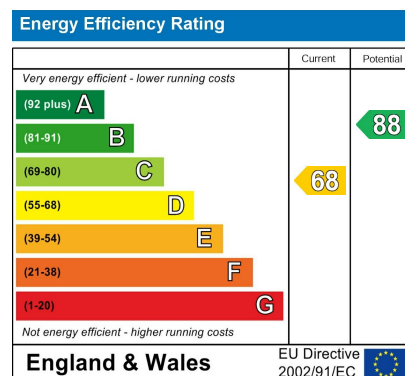
NOTES FOR PURCHASERS:

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.

6 Blenheim Road King's Lynn Norfolk PE30 3HE

WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY

King's Lynn — **£240,000 Freehold**

01553 692828
sales@brittons.net

naea | propertymark PROTECTED

The Property Ombudsman

feefo ★★★★☆ Independent Product Rating

ENTRANCE HALL
Stairs to first floor.

LOUNGE/DINER
24'6 x 12'7 (7.47m x 3.84m)

Fitted carpet. Two double radiators. Windows to front and rear aspects.

KITCHEN
9'8 x 7'9 (2.95m x 2.36m)

Range of wall, base and drawer units with worktops over. Space for washing machine and tumble dryer. Fitted carpet. Window to rear aspect. Door to rear garden.

LANDING
8'5 x 6'5 (2.57m x 1.96m)

Fitted carpet. Double radiator. Storage cupboard. Loft access.

BEDROOM 1
12'9 x 9'3 (3.89m x 2.82m)

Fitted carpet. Double radiator. Window to front aspect.

BEDROOM 2
11'5 x 9'3 (3.48m x 2.82m)

Fitted carpet. Double radiator. Airing cupboard. Window to rear aspect.

BEDROOM 3
9'9 x 6'5 (2.97m x 1.96m)

Fitted carpet. Double radiator. Window to front aspect.

BATHROOM
6'4 x 5'6 (1.93m x 1.68m)

Three piece suite comprising bath with electric shower over, vanity wash hand basin and w.c. Vinyl flooring. Window to rear aspect.
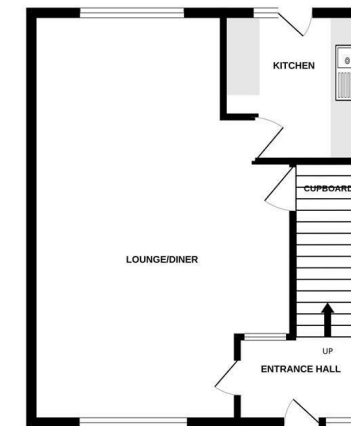
FRONT GARDEN
Laid to decorative shingle with driveway.
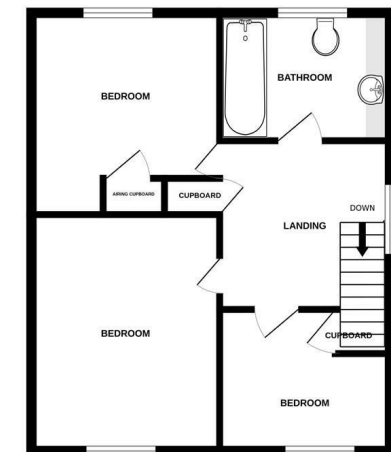
REAR GARDEN
Enclosed, mainly laid to lawn with flower and shrub borders. Patio area and two timber sheds.

We are delighted to offer this well presented three bedroom semi detached house with driveway in the poplar Reffley area. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising entrance hall, lounge/diner and kitchen on the ground floor with three bedrooms and bathroom on the first floor. The front garden is laid to decorative shingle with driveway. The rear garden is enclosed, mainly laid to lawn with flower and shrub borders. Patio area and two timber sheds.

GROUND FLOOR   1ST FLOOR

KITCHEN

CUPBOARD

LOUNGE/DINER

UP

ENTRANCE HALL

BEDROOM

BATHROOM

AIRING CUPBOARD   CUPBOARD

DOWN

LANDING

BEDROOM

CUPBOARD

BEDROOM

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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