

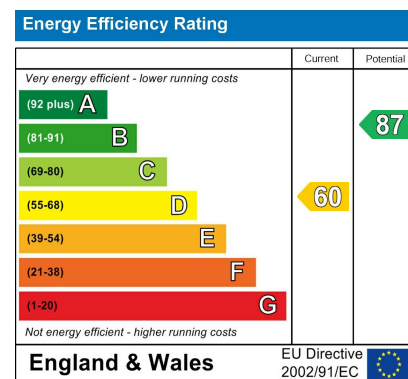


brittons
estate agents

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DIRECTIONS

From Kings Lynn town centre head out of town via London Road turning right onto Valingers Road then left onto Friars Street, turn left onto Whitefriars Road, right onto Birdcage Walk and left onto Carmelite Terrace 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.



2 Carmelite Terrace King's Lynn Norfolk PE30 5AF

TWO BEDROOM COTTAGE WITH NO UPWARD CHAIN

King's Lynn

£160,000 Freehold

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LOUNGE/DINER 22'5 x 13'4 (6.83m x 4.06m)
 Wooden flooring. Two double radiators. Two ornamental fireplaces. Windows to front and rear aspects.

KITCHEN 15'11 x 5'1 (4.85m x 1.55m)
 Range of wall, base and drawer units with worktops over. Electric oven and hob. Vinyl flooring. Double radiator. Two windows to side aspect. Door to courtyard.

LANDING
 Fitted carpet. Loft access.

BEDROOM 1 13'1 x 11'1 (3.99m x 3.38m)
 Fitted carpet. Double radiator. Window to front aspect.

BEDROOM 2 10'10 x 7'1 (3.30m x 2.16m)
 Fitted carpet. Window to rear aspect.

BATHROOM 7'10 x 5'9 (2.39m x 1.75m)
 Three piece suite comprising bath with shower taps. wash hand basin and w.c. Double radiator. Vinyl flooring. Window to side aspect.

REAR COURTYARD
 Wooden gates to rear alleyway.



Welcome to Carmelite Terrace, King's Lynn - a charming cottage that exudes character and warmth. This delightful terraced house boasts a beautiful blend of brick and Carrstone, giving it a unique and inviting appeal. As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property features two lovely bedrooms, offering comfortable and peaceful spaces to unwind after a long day. With a well-maintained bathroom, this cottage provides all the essential amenities for modern living. Situated close to the town centre, convenience is at your doorstep, allowing for easy access to shops, restaurants, and local amenities. Don't miss the opportunity to make this enchanting cottage your new home.
 Please note these photos were taken prior to the property being tenanted



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, values and any other such data are approximate and no responsibility is taken for any inaccuracy or omission in this document. This plan is for illustrative purposes only and should not be used as a basis for any contractual agreement. The services of a professional surveyor should be sought for detailed information.
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