

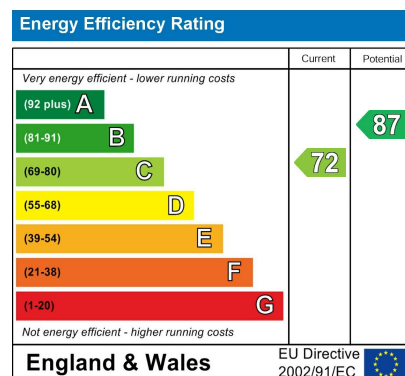


britttons
estate agents

www.britttons.net

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 second exit onto Columbia Way, right onto Le Strange Avenue, right onto Front Way 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.



16 Front Way King's Lynn Norfolk PE30 2LU

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

King's Lynn

Guide Price £115,000 Freehold

01553 692828
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HALLWAY 14'8 x 6'0 (4.47m x 1.83m)

Laminate flooring. Understairs cupboard. Stairs to first floor.

LOUNGE/DINER 23'10 x 11'7 (7.26m x 3.53m)

Laminate flooring. double radiator. Storage cupboard. Windows to front and rear aspects.

KITCHEN 9'9 x 9'1 (2.97m x 2.77m)

Range of wall, base and drawer units with worktops over. Space for washing machine. Electric and hob. Tiled floor. Window to rear aspect. Door to rear garden.

LANDING
Fitted carpet. Loft access.

BEDROOM 1 17'11 x 9'9 (5.46m x 2.97m)

Fitted carpet. Double radiator. Two windows to front aspect.

BEDROOM 2 13'9 x 11'3 max (4.19m x 3.43m max)

Fitted carpet. Double radiator. Window to rear aspect.

BATHROOM 8'1 x 5'6 (2.46m x 1.68m)

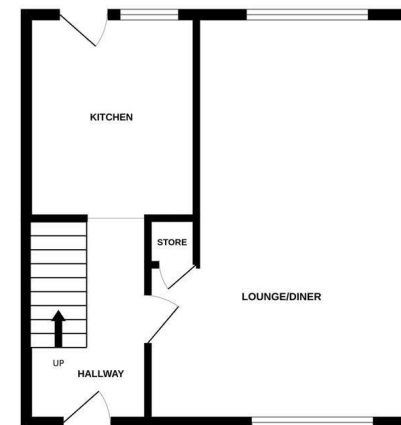
Three piece suite comprising bath with Thermostatic mixer shower over, wash hand basin and w.c. Double radiator. Vinyl flooring. Window to rear aspect.

FRONT GARDEN
Laid to lawn with pathway.

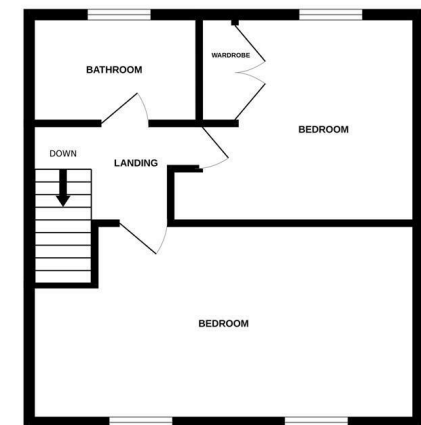
REAR GARDEN
Enclosed, laid to lawn with gravel areas.

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000. Welcome to this mid-terrace house located on Front Way in the town of King's Lynn. This property boasts two cosy bedrooms, perfect for a small family or as a starter home. As you step inside, you are greeted by a welcoming reception room, ideal for relaxing or entertaining guests. The house features a well-maintained bathroom and contemporary fitted kitchen. Situated on a good bus route, commuting and exploring the town couldn't be easier. You'll have easy access to all the amenities King's Lynn has to offer, from shops to restaurants and everything in between. This property is not only a lovely place to call home but also offers great value for those looking to invest in their future. Don't miss out on the chance to make this mid-terrace house your own. Please Note: CASH BUYERS ONLY

GROUND FLOOR



1ST FLOOR



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 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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