

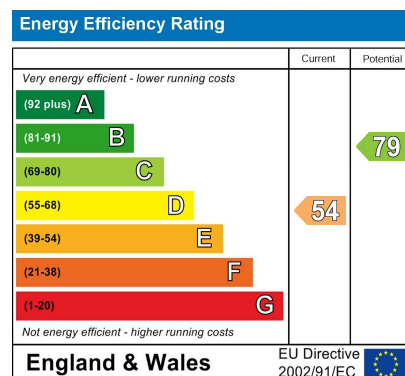


**brittons**  
estate agents

www.brittons.net

### DIRECTIONS

From the Kings Lynn town centre proceed out along Austin Fields, bear right onto Blackfriars Road where the property can be found on the right 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.



6 Blackfriars Road King's Lynn Norfolk PE30 1NR

**THREE BEDROOM, THREE STOREY HOUSE - NO UPWARD CHAIN**

**King's Lynn**

**Guide Price £110,000 Freehold**

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sales@brittons.net







- HALLWAY** 27'1 x 4'10 max (8.26m x 1.47m max)  
Tiled floor.
- LOUNGE** 14'8 into bay 11'1 (4.47m into bay 3.38m)  
Fitted carpet. Bay window to front aspect.
- DINING ROOM** 12'6 x 9'5 (3.81m x 2.87m)  
Fitted carpet. Radiator. Window to rear aspect.
- KITCHEN** 12'7 x 9'6 (3.84m x 2.90m)  
Range of wall, base and drawer units with worktops over. Understairs cupboard. Laminate flooring. Window to side aspect. Door to rear courtyard.
- LANDING**  
Fitted carpet. Radiator. Loft access. Window to side aspect.
- BEDROOM 2** 11'9 x 11'6 (3.58m x 3.51m)  
Fitted carpet. Built-in wardrobe. Radiator. Window to front aspect.
- BEDROOM 3** 11'9 x 8'6 (3.58m x 2.59m)  
Fitted carpet. Radiator. Window to rear aspect.
- SHOWER ROOM** 8'1 x 3'6 (2.46m x 1.07m)  
Shower cubicle, wash hand basin and w.c. Vinyl flooring. Radiator. Window to side aspect.
- 2ND FLOOR LANDING**  
Fitted carpet.
- BEDROOM 1** 15'8 x 13'4 (4.78m x 4.06m)  
Fitted carpet. Radiator. Window to front aspect.
- BATHROOM** 9'5 x 8'10 (2.87m x 2.69m)  
Three piece suite comprising bath, wash hand basin and w.c. Vinyl flooring. Radiator. Window to side aspect.
- FRONT GARDEN**
- REAR COURTYARD**  
Timber shed.

\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000\*

Welcome to this charming three-storey end terrace house located on Blackfriars Road in the heart of King's Lynn. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms and two bathrooms, there is ample space for everyone to enjoy.

The house features a fitted kitchen, ideal for whipping up delicious meals to enjoy in the comfort of your new home. Living in this town centre location means you'll have easy access to all the amenities King's Lynn has to offer, from shops to restaurants and everything in between. Whether you're looking for a peaceful evening at home or a night out on the town, this property provides the perfect balance of comfort and convenience. Don't miss out on the opportunity to make this lovely house your new home sweet home in King's Lynn.



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 is given as to their operability or efficiency can be given.  
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