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## DIRECTIONS

From Kings Lynn town, proceed out towards the Gaywood Shopping area keeping left and continuing onto Wootton Road. After some distance turn left onto Mill Lane and then right onto Baldock Drive then as you enter Suffield Way the property can be found in front of you easily identified by our For Sale board on the right hand side

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(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.



90A Suffield Way King's Lynn Norfolk PE30 3DL

**TWO BEDROOM FIRST FLOOR FLAT  
NO UPWARD CHAIN**

**King's Lynn**

**Leasehold**

**Guide price £75,000**

**01553 692828**  
**[sales@brittons.net](mailto:sales@brittons.net)**







- HALLWAY**  
Fitted Vinyl flooring. Double Radiator. Airing cupboard. Access to loft.

11'8 x 6'9 max (3.56m x 2.06m max)
- LOUNGE**  
Fitted Carpet . Double radiator. Window to front aspect

15'0 x 10'9 (4.57m x 3.28m)
- KITCHEN**  
Range of wall, base and drawer units with worktops over. Space for a cooker and a washing machine. Fitted Vinyl flooring. Radiator. Window to rear aspect.

10'9 x 7'10 (3.28m x 2.39m)
- BATHROOM**  
Three piece suite comprising bath, wash hand basin and w.c. Fitted vinyl flooring. Radiator. Window to side aspect

6'10 x 5'10 (2.08m x 1.78m)
- BEDROOM 1**  
Fitted carpet. Radiator. Window to front aspect

11'7 x 9'0 (3.53m x 2.74m)
- BEDROOM 2**  
Fitted carpet. radiator. window to rear aspect.

10'10 x 9'9 (3.30m x 2.97m)

\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000\*

Welcome to Suffield Way, King's Lynn - a charming location for this delightful 2-bedroom flat. Situated on the first floor, this property boasts a cosy atmosphere perfect for those seeking a comfortable living space.

With gas central heating, you can stay warm and snug during the colder months. The communal parking ensures convenience for you and your guests.

Whether you're a first-time buyer, looking to downsize, or seeking an investment opportunity, this flat offers a versatile living space that can be tailored to your needs. Don't miss out on the chance to make this property your own in the heart of King's Lynn.

NO UPWARD CHAIN

GROUND FLOOR









