

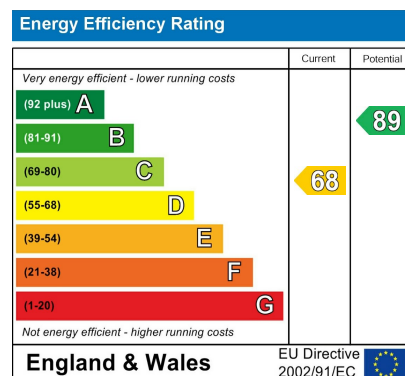


britttons
estate agents

www.britttons.net

DIRECTIONS

Head out of Kings Lynn along London Road to the South Gates roundabout. Take the fourth exit onto Wisbech Road where the property can be found on the right hand side.



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.



11 Wisbech Road King's Lynn Norfolk PE30 5JN

WELL PRESENTED THREE BEDROOM END TERRACE HOUSE

King's Lynn

£165,000 Freehold

01553 692828
sales@britttons.net





LOUNGE 13'7 x 12'5 (4.14m x 3.78m)

Fitted carpet. Tv aerial point. Double radiator. Bay window to front aspect.

DINING ROOM 13'1 x 11'11 (3.99m x 3.63m)

Fitted carpet. Double radiator. Staircase to first floor. Window to rear aspect

KITCHEN 11'2 x 6'11 (3.40m x 2.11m)

Range of wall, base and drawer units with worktops over. Integrated hob and oven. Space for fridge/Freezer. Tiled floor. Double radiator. Door to rear garden. Window to side aspect.

BATHROOM 13'0 x 5'8 (3.96m x 1.73m)

Four piece suite comprising shower cubicle, bath, wash hand basin and w.c. Tiled floor and fully tiled walls. Double radiator. Window to side aspect.

UTILITY 5'9 x 4'1 (1.75m x 1.24m)

Boiler. Tiled floor. Space for a washing machine. Window to side aspect.

BEDROOM 1 14'0 x 9'11 (4.27m x 3.02m)

Fitted carpet. Double radiator. Built in storage. Two windows to front aspect.

BEDROOM 2 10'3 x 9'2 (3.12m x 2.79m)

Fitted carpet. Ornamental fireplace. Double radiator. Window to rear aspect.

BEDROOM 3 11'3 x 7'0 (3.43m x 2.13m)

Fitted carpet. Double radiator. Window to rear aspect.

FRONT GARDEN

Slate with path to front door.

REAR GARDEN

Mainly laid to lawn with paving slabs. Potential for off road parking at rear. Gate access to side.



Welcome to this very well presented three-bedroom end-terrace house located on Wisbech Road in the picturesque town of King's Lynn. As you step into this lovely property, you'll be greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your family. The neutral colour tones throughout the house create a warm and inviting atmosphere, making it easy for you to add your personal touch and make it feel like home. With three cosy bedrooms, there's plenty of space for a growing family or for those who enjoy having a home office or guest room. The bathroom provides convenience and comfort for your daily routines. Situated close to the town centre and schools, this property offers both convenience and accessibility to amenities and educational facilities. Whether you're looking to run quick errands, enjoy a leisurely stroll in the town, or ensure your children have a short commute to school, this location has you covered. Don't miss out on the opportunity to make this end-terrace house your new home sweet home in King's Lynn. Book a viewing today and envision the possibilities that await you in this delightful property on Wisbech Road.



While every effort has been made to ensure the accuracy of the floorplan, it is not intended to be used as a substitute for a professional survey. The floorplan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The floorplan is not to scale and is not intended to be used as a substitute for a professional survey. Made with Metron 12/24



