

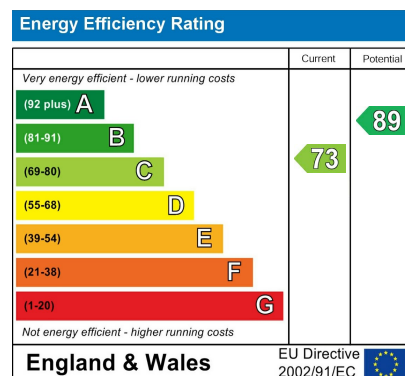


**britttons**  
estate agents

www.britttons.net

### DIRECTIONS

From Kings Lynn town centre proceed out towards the Gaywood shopping centre turning left at the clock tower onto Wootton Road. Proceed along and then turn right onto Reffley Lane, turn left onto Seathwaite Road, turn left onto Lexham Road follow the road round then bear left onto Lexham Road 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.



19 Lexham Road King's Lynn Norfolk PE30 3XN

**THREE BEDROOM MID TERRACE HOUSE WITH GARAGE EN-BLOC**

**King's Lynn**

**£180,000 Freehold**

01553 692828  
sales@britttons.net





- HALLWAY** 10'8 x 5'11 max (3.25m x 1.80m max)  
Laminate flooring. Radiator. Storage cupboard. Stairs to first floor.
- CLOAKROOM** 6'3 x 2'9 (1.91m x 0.84m)  
Two piece suite comprising wash hand basin and w.c. Vinyl flooring. Radiator. Window to front aspect.
- LOUNGE/DINER** 16'7 max x 15'3 max (5.05m max x 4.65m max)  
Fitted carpet. Double radiator. Window to rear aspect. Patio doors to:
- CONSERVATORY** 12'0 x 9'10 (3.66m x 3.00m)  
Tiled floor. French doors to rear garden.
- KITCHEN** 9'0 x 7'5 (2.74m x 2.26m)  
Range of wall, base and drawer units with worktops over. Vinyl flooring. Window to front aspect.
- LANDING**  
Fitted carpet.
- BEDROOM 1** 15'3 max x 10'1 (4.65m max x 3.07m)  
Fitted carpet. Radiator. Two windows to front aspect.
- BEDROOM 2** 10'8 x 7'10 (3.25m x 2.39m)  
Fitted carpet. Radiator. Airing cupboard. Window to rear aspect.
- BEDROOM 3** 10'3 x 7'3 (3.12m x 2.21m)  
Fitted carpet. Radiator. Window to front aspect.
- BATHROOM** 6'7 x 5'7 (2.01m x 1.70m)  
Three piece suite comprising bath with shower over, wash hand basin and w.c. Vinyl flooring. Radiator. Extractor fan.
- GARAGE EN-BLOC**  
Up & over door.
- FRONT GARDEN**  
Laid to shingle with shrubs and pathway leading to front door.
- REAR GARDEN**  
Mainly laid to gravel with shrubs and patio area.

Welcome to this three-bedroom terraced house located in the sought-after Templemead area of King's Lynn. The ground floor consists of a lounge/diner, Kitchen, Conservatory and cloakroom. Upstairs you will find three bedrooms and a family bathroom. There is an enclosed rear garden and a garage en-bloc. Whether you're looking for your first home or considering a new investment opportunity, this property is an ideal choice. Don't miss out on the chance to make this house your own and enjoy all that it has to offer.



While every effort has been made to ensure the accuracy of the description contained here, measurements of areas, lengths, widths and other such are approximate and no responsibility is taken for any inaccuracies or omissions. This plan is for illustrative purposes only and should be used as a guide only. All dimensions are approximate. The views are not intended to represent any specific views or locations. Made with Metaplan (2004)



