

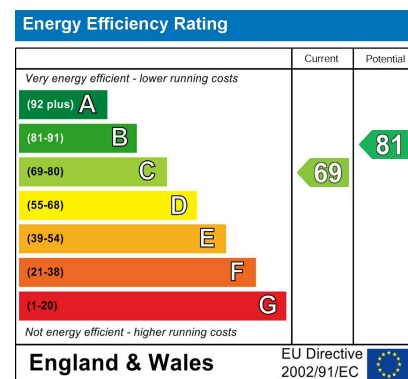


**brittons**  
estate agents

www.brittons.net

### DIRECTIONS

From Kings Lynn town centre proceed out towards the South Gates along London Road where the property can be found on the left 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.



8 London Road King's Lynn Norfolk PE30 5PY

**THREE BEDROOM END TERRACE HOUSE WITH PARKING SPACE**

**King's Lynn**

**£200,000 Freehold**

01553 692828  
sales@brittons.net







**HALLWAY**

Stairs to first floor, Double radiator, Under stairs cupboard

**LOUNGE**

Fitted Carpet, two radiators, Window to front aspect, fireplace

12'9 x 12'6 (3.89m x 3.81m)

**DINING ROOM**

Fitted carpet, Radiator, Window to rear aspect, Built in cupboard

11'7 x 9'10 (3.53m x 3.00m)

**KITCHEN**

Tiled flooring, fitted kitchen with wall, base and drawer units, Double radiator, Window to side aspect

10'4 x 8'6 (3.15m x 2.59m)

**SHOWER ROOM**

Vinyl flooring, W.C and basin, Double enclosed with electric shower, Frosted window.

9'11 x 5'3 (3.02m x 1.60m)

**REAR LOBBY**

Utility space plumbing for washing machine.

**STORE ROOM**

Window to side aspect.

10;1 x 8'3 (3.05m;0.30m x 2.51m)

**LANDING**

Fitted carpet, radiator, loft access.

**BEDROOM 1**

Fitted carpet, Double radiator, Window to rear aspect.

11'8 x 10'10 max (3.56m x 3.30m max)

**BEDROOM 2**

Fitted carpet, Double radiator, Window to front aspect, two built in wardrobes

12'7 x 9'8 max (3.84m x 2.95m max)

**BEDROOM 3**

Fitted carpet, Double radiator, Window to front aspect.

12'7 max x 7'10 (3.84m max x 2.39m)

**BATHROOM**

Vinyl flooring, Double radiator, W.C, Basin, bath, Window to side aspect, Airing cupboard.

10'4 x 8'6 (3.15m x 2.59m)

**FRONT GARDEN**

Dwarf brick wall and metal gate

**REAR GARDEN**

Courtyard

Welcome to this charming renovated 3-bedroom end terrace house located on London Road in the picturesque town of King's Lynn. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With two bathrooms, there will be no more waiting in line during the morning rush. The house features a lovely back courtyard, ideal for enjoying a cup of tea in the morning or unwinding after a long day. Parking is made easy with space for one vehicle, ensuring convenience for you or your guests. This property is a perfect blend of modern amenities and traditional charm, offering a comfortable and stylish living space for you and your loved ones. Don't miss the opportunity to make this house your home in the heart of King's Lynn. **NO UPWARD CHAIN**



While every attempt has been made to ensure the accuracy of the floor plan, the measurements of the rooms, fixtures, fittings and appliances are approximate and not guaranteed to be exact. The floor plan is for information only and should not be used as a basis for any legal proceedings. The agent, its agents and its employees accept no liability for any errors or omissions. The agent, its agents and its employees accept no liability for any errors or omissions. ©2024







