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DIRECTIONS

Proceed out of town along London Road, at the Southgates roundabout take the second exit onto the A148 then take the first left onto Beech Road and the property can be located on the left hand side and can easily be identified by our For Sale board.

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



14 Beech Road King's Lynn Norfolk PE30 5BD

THREE BEDROOM MID TERRACE HOUSE - NO ONWARD CHAIN

King's Lynn

£170,000 Freehold

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ENTRANCE HALL Fitted carpet, Stairs to first floor & radiator.	4'3 x 3'09 (1.30m x 1.14m)
W.C Tiled flooring with W.C	4'4 x 2'07 (1.32m x 0.79m)
LOUNGE Fitted carpet, Window to front aspect, radiator, Gas real flame effect fire with decorative surround and under stairs cupboard.	14'6 x 13'10 (4.42m x 4.22m)
DINING ROOM Gas real flame effect fire with tiled decorative surround and large storage cupbaords.	13'6 x 8'9 (4.11m x 2.67m)
KITCHEN Range of matching wall, base and drawer units, bowl and a half stainless steel sink and drainer with hot and cold mixer tap. Free standing cooker. Radiator. Vinyl flooring. Large storage cupboard. Two Velux windows and two windows and door leading into conservatory.	15'9 x 9'1 (4.80m x 2.77m)
CONSERVATORY/UTILITY Double Radiator, Tiled flooring, Sliding door to rear garden, Worktop with drawers under plus base units, space for plumbing for washing machine, chest freezer and condensing dryer.	15'11 x 6'4 (4.85m x 1.93m)
BEDROOM 1 Fitted carpet, two window to front aspects and radiator.	13'8 x 11'0 (4.17m x 3.35m)
EN-SUITE Fitted carpet, Two piece suite comprising of bath with electric shower over and wash hand basin, Heated towel rail and tiled walls.	
BEDROOM 2 Window to rear aspect, fitted carpet, fitted wardrobe and radiator	12'4 x 8'2 (3.76m x 2.49m)
BEDROOM 3 Window to rear aspect, fitted carpet and radiator.	8'10 x 8'2 (2.69m x 2.49m)
FRONT GARDEN Laid to patio surrounded by a low level brick built wall with foot path leading to front door.	
REAR GARDEN Mainly laid to lawn with a Variety of mature plants and shrubs, wooden shed and metal storage shed.	

Welcome to Beech Road, King's Lynn - a charming location that could be the perfect setting for your new home! Requiring some updating, this delightful mid-terrace house boasts two reception rooms and conservatory on the ground floor along with a kitchen and W.C. On the first floor you will find three cosy bedrooms and a bathroom, so there's plenty of space for the whole family. Whether you're looking to enjoy a peaceful evening in the garden or explore the nearby amenities, this property has something for everyone. Don't miss out on the opportunity to make this house your own. Contact us today to arrange a viewing and take the first step towards creating your dream home in King's Lynn.





