

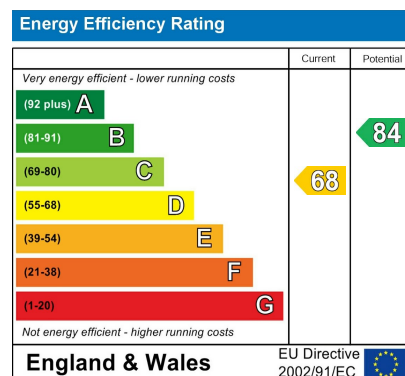


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DIRECTIONS

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 left onto Reffley Lane. Continue until the end of the road and at the junction with Seathwaite Road, turn left and continue along. Turn left onto Lexham Road where the property can be located on the left hand side and is 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.



5 Lexham Road King's Lynn Norfolk PE30 3XN

BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE WITH GARAGE & DRIVEWAY FOR PARKING

King's Lynn

£260,000 Freehold

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