



brittons
estate agents

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DIRECTIONS

From our King's Lynn Office, proceed onto St. James Street turning left onto the A148 keeping in left hand lane, then bear left onto the A148, signposted Cromer. Carry on over Dodman's bridge into the left hand lane when you need to take a left onto Homelands Road where the property can be found on the right hand side easily identified by our For Sale board. Parking round to the rear from the block of flats.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (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.



15 Homelands Road King's Lynn Norfolk PE30 2QR

**TWO BEDROOM FIRST FLOOR FLAT WITH ALLOCATED PARKING SPACE.
CLOSE TO SCHOOLS AND AMEITITES IN THE HEART OF KING'S LYNN.**

King's Lynn

£130,000 Leasehold

01553 692828
sales@brittons.net





INNER HALLWAY

Fitted carpet, Entry phone for access in, Smoke alarm and storage cupboard.

12'4 x 3'6 (3.76m x 1.07m)

LOUNGE/KITCHEN

Three window to front aspects, two double radiators, Fitted carpet in lounge area which flows into vinyl flooring in the kitchen, Range of wall, base and drawer units with worktops over, integrated Electric oven, extractor hood and electric hob over, Space for free standing washing machine and fridge/freezer and Stainless steel bowl sink with mixer tap over.

27'9 x 12'1 (8.46m x 3.68m)

BATHROOM

Three piece suite comprising of hand wash basin, W.C, and bath with shower attachment over, vinyl flooring, Extractor fan and Double radiator.

6'6 x 6'2 (1.98m x 1.88m)

MASTER BEDROOM

Fitted carpet, Window to rear aspect and double radiator.

11'3 x 8'5 (3.43m x 2.57m)

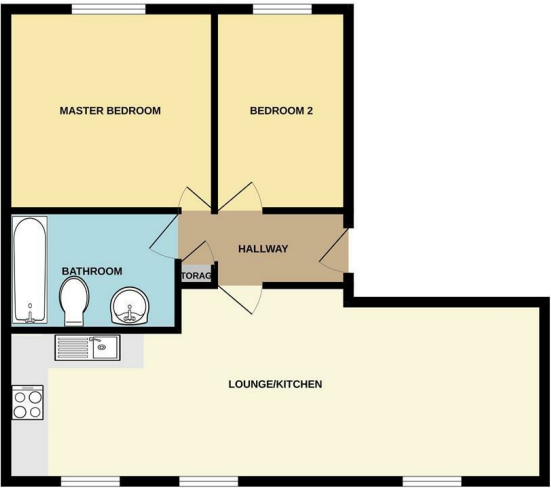
BEDROOM TWO

Fitted carpet, Double radiator and window to rear aspect.

11'3 x 10'6 (3.43m x 3.20m)

This fantastic first-floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat that is within touching distance of the town centre. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. One of the standout features of this property is the allocated parking space, a rare find in many urban settings, providing you with the convenience of off-road parking. Located in a central area of King's Lynn, you will find yourself within easy reach of local amenities, schools, and transport links, making this flat an excellent choice for those who value accessibility and community. In summary, this two-bedroom first-floor flat on Homeland Road is a wonderful opportunity for anyone looking to settle in a vibrant area with the added benefit of private parking. Don't miss the chance to make this charming property your new home.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, weights and any other facts are approximate and are not intended to be used for any other purpose or in any contract. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The property is shown with furniture for illustrative purposes only. Measurements are to the internal dimensions unless otherwise stated. Made with Metronom 12/2023



