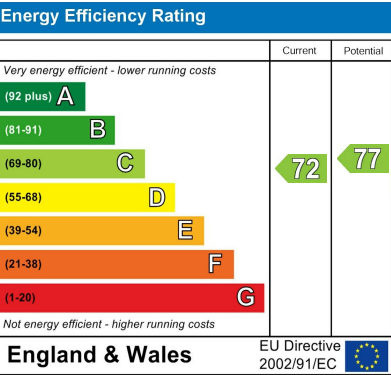


DIRECTIONS

Start King's Lynn, Head east, Turn right toward South St, Turn right onto South St ,Turn left onto County Ct Rd, Turn left onto London Rd/A148 ,Continue to follow A148, At the roundabout, take the 2nd exit onto Hardwick Rd/A149, At Hardwick Roundabout, take the 1st exit onto Queen Elizabeth Way/A149, At Jubilee Roundabout, take the 2nd exit and stay on Queen Elizabeth Way/A149 ,At the roundabout, take the 1st exit onto Gayton Rd/A1076 ,Go through 3 roundabouts ,Turn left onto Winston Churchill Dr, Turn right onto Regency Ave ,Turn left onto Beaumont Way ,Turn left onto Adam Close.



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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



brittons
estate agents

www.brittons.net



10 Adam Close King's Lynn PE30 4UD

SPACIOUS THREE BEDROOM TERRACE HOUSE WITH PARKING.

King's Lynn

£200,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL Tile flooring. Small obscured window to side aspect. Single radiator. Fuse box. Leading to living room.	7'10 x 4'0 (2.39m x 1.22m)
LIVING ROOM Double radiator and single radiator. Window to front aspect. Wood effect flooring. Large under stair storage. Decorative wood and Breccia marble fireplace and hearth. Electric fire.	18'2 x 11'0 (5.54m x 3.35m)
KITCHEN/ DINING ROOM Wood effect flooring. Double radiator. Range of wall base and jaw units with countertop over. Composite styled sink and drainer with mixer tap over. Integrated electric oven and hob with extractor hood over. Stairs to 1st floor. Windows to rear aspect.	18'1 x 13'8 (max) (5.51m x 4.17m (max))
LOBBY Tiled flooring. Door to rear garden. Leading to cloakroom/utility.	5'4 x 4'4 (1.63m x 1.32m)
UTILITY/ CLOAKROOM Tile floor. Vertical flat panel designer radiator. Wall mounted hand basin with mixer tap over. WC. Small obscured window to side aspect. Range of base and wall mounted units with worktop over. Space and plumbing for washing machine.	5'3 x 5'11 (1.60m x 1.80m)
FIRST FLOOR LANDING Fitted carpet. Wooden banisters and stairs with fitted carpet. Leading to all rooms. Loft access.	9'5 x 7'5 (2.87m x 2.26m)
BATHROOM Obscured window to rear aspect. Wooden effect flooring. Concealed closet with vanity unit and hand wash basin with mixer tap over. Full height surround marble effect panels. Heated towel rail. Large shower enclosure with thermostatic dual shower. airing cupboard.	7'3 x 6'10 (2.21m x 2.08m)
BEDROOM ONE Fitted carpet. Single radiator. Window to front aspect. Large built in storage.	10'8 x 10'11 (3.25m x 3.33m)
BEDROOM TWO Fitted carpet. Window to rear aspect. Double radiator.	10'10 x 10'3 (3.30m x 3.12m)
BEDROOM THREE Double radiator. Window to front aspect. fitted carpet. Built in storage.	7'2 x 8'0 (2.18m x 2.44m)
REAR GARDEN Full concrete patio. Fully enclosed with large rear gate leading to back access. Wooden shed.	
IMPORTANT INFORMATION 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

Situated in Adam Close, King's Lynn, this delightful terraced house presents an excellent opportunity for both development and investment. The property boasts a classic design that is ready for a touch of modernisation, allowing you to transform it into your ideal home. The house features a inviting reception room, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, it is perfect for families or those seeking extra room for guests or a home office. The modern shower room, located on the first floor, adds a contemporary touch to the property. The spacious kitchen is a highlight, offering enough room for a dining table, making it an ideal space for family meals or gatherings with friends. Additionally, a separate utility area enhances functionality, ensuring that daily chores are managed with ease. The low-maintenance rear garden is a wonderful asset, providing a private outdoor space for relaxation or play. With secure rear access, it offers convenience and peace of mind. This property is a blank canvas, ready for your personal touch. Whether you are looking to invest or create a family home, this house on Adam Close is a promising opportunity not to be missed. Embrace the potential and make it your own!

