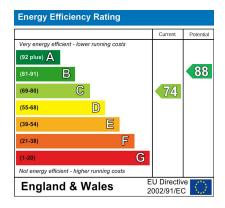
DIRECTIONS

SAT NAV: PE30 4QY



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: 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.



www.brittons.net



28 Post Mill King's Lynn Norfolk PE30 4QY

WELL PRESENTED MODERN MID TERRACE THREE BEDROOM HOUSE LOCATED NEAR THE HOSPITAL

King's Lynn

£205,000 Freehold

01553 692828 sales@brittons.net









HALLWAY

Luxury vinyl tile flooring, under stairs storage, storage cupboard and a double radiator.

AKROOM

Comprising of hand wash basin and a W.C, double radiator, window to front aspect and a luxury vinyl tile flooring.

Luxury vinyl tile flooring, window to the front and rear aspect. Two double radiators.

OPEN PLAN KITCHEN / LOUNGE / DINER

20'5 max x 19'9 max (6.22m max x 6.02m max)

Range of base, wall and drawer units with worktop over, integrated oven and hob with extractor hood over. Door to the rear lobby. Window to rear aspect. Luxury vinyl tile flooring.

REAR LOBBY / UTILITY

6'9 x 4'7 (2.06m x 1.40m)

4'10 x 4'8 (1.47m x 1.42m)

8'5 x 4'11 (2.57m x 1.50m)

8'10 x 8'10 (2.69m x 2.69m)

9'5 x 8'0 (2.87m x 2.44m)

Plumbing for washing machine and side door to rear garden,

STORAGE ROOM
Window to side senert

LANDING

Fitted carpet, doors leading to all rooms and loft access.

BATHROOM

Three piece suite comprising of hand wash basin, W.C, and bath with taps with shower attachment over. Window to front aspect, airing cupboard, double radiator. Luxury vinyl tile flooring.

BEDROOM ONE 12'0 x 9'10 (3.66m x 3.00m)

Luxury vinyl tile flooring, double radiator and window to rear aspect.

BEDROOM TWO

Luxury vinyl tile flooring, window tor ear aspect and radiator.

BEDROOM THREE
Luxury vinyl tile flooring, window to front aspect, radiator and a built in cupboard.

FRONT GARDEN

Wooden picket fence to border the garden, lawn and a pathway to the front door.

REAR GARDEN

Enclosed rear garden with laid to lawn.

IMPORTANT INFORMATION

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

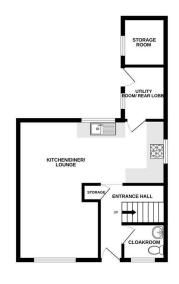
VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and

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.

Situated in Post Mill, King's Lynn, this delightful mid-terrace house presents an excellent opportunity for families seeking a modern and inviting home. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The heart of the home features a contemporary open-plan layout that seamlessly combines the kitchen, dining area, and lounge, creating a warm and welcoming environment perfect for both relaxation and entertaining. The property boasts a utility area, adding to the practicality of the space, while large windows throughout ensure that the interiors are light and airy. The thoughtful design enhances the overall sense of spaciousness, making it an ideal setting for family life. Conveniently located, this home is within easy reach of the Queen Elizabeth King's Lynn Hospital, as well as a variety of shops and schools, making it a perfect choice for those who value accessibility and community. This family home is ready to move into, offering a wonderful blend of modern living and comfort in a desirable location. Whether you are a first-time buyer or looking to settle down, this property is sure to meet your needs and exceed your expectations.

GROUND FLOOR 1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained finer, measurem of doors, windows, contron and any other attems are approximate and no reopensibility is taken for any en omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a mospective purchaser. The services, systems and appliances shown have not been setted and no guara as to their operating or efficiency can be given. Made with Metropolic 20205.













