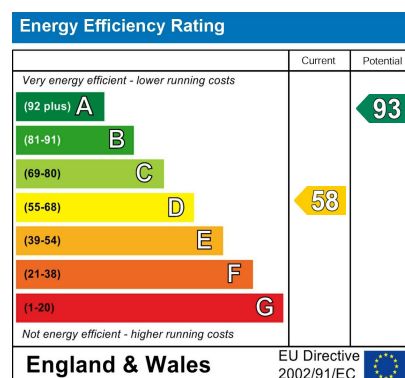


### DIRECTIONS

From the Kings Lynn town centre proceed along Railway Road and continue onto John Kennedy Road passing over the first set of traffic lights, then proceed to the next set of traffic lights turning right onto Loke Road, then take the first turning on the right onto Lansdowne Street where the property can be found on the right hand side 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.



3 Lansdowne Street King's Lynn Norfolk PE30 2AF

**TWO BEDROOM MID TERRACE HOUSE - NO UPWARD CHAIN**

**King's Lynn**

**Guide Price £95,000 Freehold**

01553 692828  
sales@brittons.net







**SITTING/DINING ROOM**

Windows to front and rear aspects.

17'7 x 11'11 (5.36m x 3.63m)

**KITCHEN**

Range of wall, base and drawer units with worktops over.

7'3 x 6'2 (2.21m x 1.88m)

**LANDING**

**BEDROOM 1**

Window to front aspect.

11'11 x 7'10 (3.63m x 2.39m)

**BEDROOM 2**

Window to rear aspect.

8'6 x 6'10 (2.59m x 2.08m)

**BATHROOM**

Three piece suite comprising bath, wash hand basin and w.c. Window to rear aspect.

7'3 x 6'2 (2.21m x 1.88m)

**REAR COURTYARD**



\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95,000\* We are delighted to offer this two bedroom mid terrace house which benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising sitting room, dining room and kitchen on the ground floor with two bedrooms and bathroom on the first floor. Rear courtyard garden with boiler room. No Upward Chain.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, weights and all other facts are approximate and are not intended to be used for any purpose other than a guide. The buyer, architect and applicant should have been satisfied and the provisions as to their liability to the seller.







