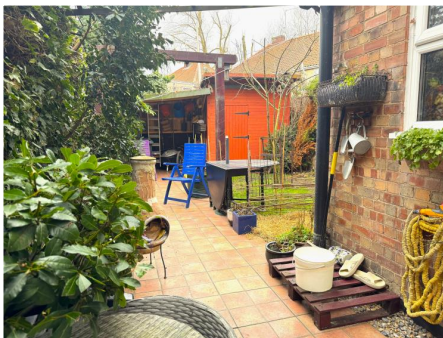


LANDLES



96 Loke Road | King's Lynn



The Victorian semi-detached 2 bedroom house, with generously proportion rooms, open plan living, gas central heating and UPVC double glazing. Conveniently situated with a south facing rear aspect and close to a wide range of local amenities, schools, train station and town centre.

Purchase Price £167,000

Folio: L/623s



- Entrance Hallway
- Open plan Living/ Dining Room
- Kitchen
- 2 Double Bedrooms



- Bathroom
- Rear Garden & Patio
- Garden shed
- Gas Fired Rad CH

96 Loke Road is well-positioned on the preferred side of this established residential area in King's Lynn. The property benefits from a south-facing rear aspect and is conveniently located close to local amenities, schools, and King's Lynn railway station, which offers direct services to Ely, Cambridge, and London King's Cross. The town centre is within easy reach, providing a range of retail, dining, and leisure facilities. Road links via the A148, A149, and A47 offer good connectivity to surrounding areas.

This Victorian semi-detached two-bedroom house offers well-proportioned accommodation with an open plan living space, providing a bright and flexible layout. The property features gas central heating and UPVC double glazing throughout. The south-facing rear aspect enhances natural light, creating an inviting living environment. The ground floor comprises a spacious open plan living and dining area, leading to a fitted kitchen. Upstairs, two generously sized bedrooms are complemented by a family bathroom. Externally, the property benefits from a rear garden, offering outdoor space for relaxation or further enhancement. An ideal opportunity for first-time buyers or investors seeking a well-located home in King's Lynn.

Accommodation

Entrance Hallway

14' 3" x 3' (4.34m x 1m)

With glazed UPVC front entrance door.

Open plan Living / Dining Room

11' 9" x 22' 8" (3.59m x 6.91m)

With large bay window to front, fireplace with wood burning stove, two radiators with thermostats, understairs cupboard and double UPVC doors onto rear patio.

Kitchen

8' 8" x 11' 5" (2.64m x 3.49m)

With fitted wall units, base units and fitted worktop with tile surround. With a stainless-steel sink with drainer, point and space for a dishwasher, washing machine & an electric cooker. With tiled flooring, rear

door and large window overlooking the rear patioed courtyard.

Master Bedroom

15' 0" x 11' 2" (4.56m x 3.41m)

With large bay window, radiator with thermostat and wood panel flooring.

Bedroom 2

9' 1" x 11' 1" (2.76m x 3.38m)

With radiator with thermostat.

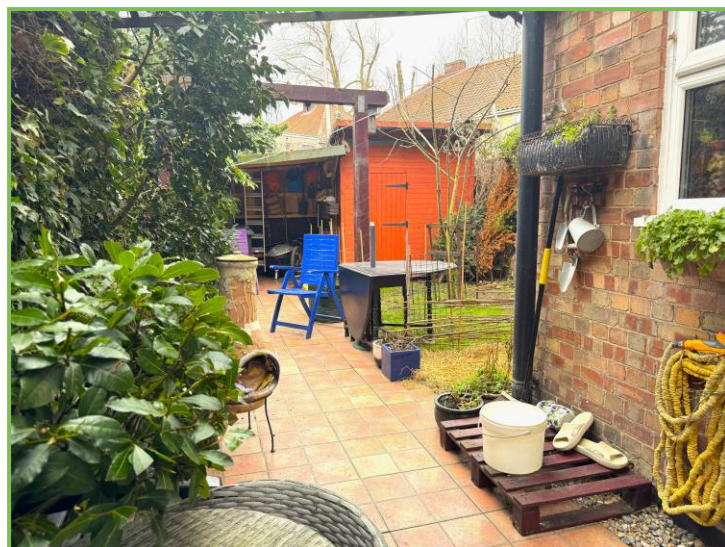
Bathroom

8' 8" x 11' 5" (2.56m x 3.49m)

With low level WC, pedestal hand basin, freestanding bath, electric shower, tiled walls and flooring, corner cupboard and radiator with thermostat.

Outside

Enclose rear garden with lawn and quarry tile patio leading to rear garden shed and roofed store. Also benefitting from a side gate for rear access.



Total Area: 910 ft² ... 84.5 m²

Illustration for Identification Purposes Only. All measurements are approximate and not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "A" with a current annual charge of £1459.27 2024/2025.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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