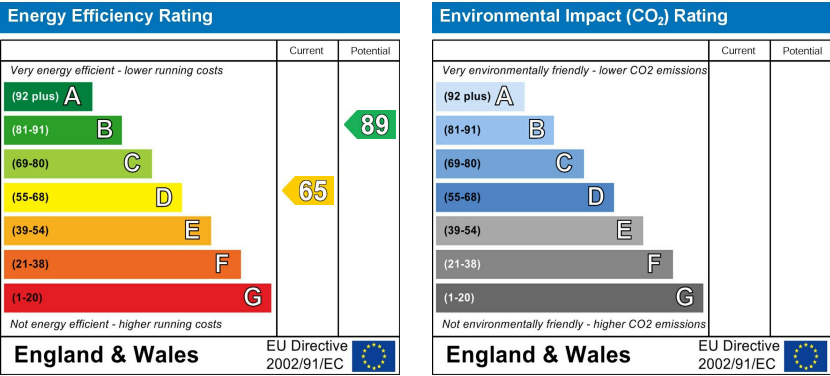


DIRECTIONS

From Kings Lynn town centre proceed out towards the Gaywood shopping centre turning left at the clock tower onto Wootton Road. Proceed along and then turn right onto Reffley Lane. Continue until the end of the road and at the junction with Seathwaite Road, turn right onto Elsing Drive and then turn left onto Levers 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.

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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."

This disclaimer must go on to all probate properties – new and existing:



4 Levers Close King's Lynn Norfolk PE30 3UU

REFURBISHED TWO BEDROOM HOUSE IN PEACEFUL LOCATION

King's Lynn

£150,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALLWAY Wood effect flooring, radiator, access to the lounge and kitchen.	8'6 x 3'6 (2.59m x 1.07m)
KITCHEN Newly fitted kitchen featuring a range of wall, base and drawer units. Integrated hob and oven. Space for washing machine. Wood effect flooring. Windows to front aspect.	8'6 x 8' (2.59m x 2.44m)
LOUNGE/DINER Wood effect flooring, Stairs to first floor along with under stairs storage cupboard.. Window to rear aspect and door leading to rear garden. One single and one double radiator.	15'6 x 12'max (4.72m x 3.66mmax)
BEDROOM ONE Fitted carpet, radiator and window to rear aspect.	12'max x 12'max (3.66mmax x 3.66mmax)
BEDROOM TWO Wood effect flooring, radiator and window to front aspect. Loft access hatch.	12'1 x 5'8 (3.68m x 1.73m)

SHOWER ROOM
Airing cupboard. WC and hand wash basin. Double walk in shower with thermostatic mixer bar. Tiled flooring. Heated towel rail. Window to front aspect.

FRONT GARDEN
Pathway to front door and lawn area.

REAR GARDEN
Enclosed rear garden mainly laid to lawn. Patio area and pathway to rear gate, giving access to rear pathway. Timber shed with power and light.

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**** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000**** Nestled in the tranquil Levers Close, King's Lynn, this fabulous property presents an excellent opportunity for both first-time buyers and savvy investors. The property has been freshly refurbished, creating a modern and inviting atmosphere throughout. Upon entering, you will find a well-proportioned reception room that offers a perfect space for relaxation or entertaining guests. The contemporary kitchen is a highlight, featuring sleek finishes and ample storage, making it a delightful area for culinary pursuits. The house boasts two comfortable bedrooms, providing a peaceful retreat at the end of the day. The modern bathroom is equipped with a stylish walk-in shower, adding a touch of luxury to your daily routine. Set in a peaceful location, this property allows for a quiet lifestyle while still being conveniently close to local amenities and transport links. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home is a splendid choice. Don't miss the chance to view this fantastic property.

