



Loke Road, King's Lynn, PE30 2BE

welcome to

Loke Road, King's Lynn

Located in North Lynn with access to a good range of local shops, schools and leisure facilities. There is a main line station close by with rail links to Ely, Cambridge and London's Kings Cross station. The property comprises entrance hall, lounge/dining room, kitchen, bathroom, first floor has three bedroom and outside there is a courtyard garden. The property is being offered with no onward chain.





Double Glazed Entrance Door To

Entrance Hall

Lounge

13' 6" x 11' 4" (4.11m x 3.45m)

Dining Room

11' 8" x 11' 3" (3.56m x 3.43m)

Kitchen

11' 9" x 8' 8" (3.58m x 2.64m)

Rear Lobby

Bathroom

7' 11" x 5' 5" (2.41m x 1.65m)

First Floor Landing

Bedroom One

11' 11" into recess x 13' 4" into bay (3.63m into recess x 4.06m into bay)

Bedroom Two

11' 8" x 8' 9" (3.56m x 2.67m)

Bedroom Three

11' 3" x 8' 11" into recess (3.43m x 2.72m into recess)

Outside

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Loke Road, King's Lynn

- Located Close to Local Amenities
- Semi Detached House
- Three Bedrooms
- Lounge/ Dining Room
- Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£185,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN117686



Property Ref:
KLN117686 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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