

Baldock Drive, King's Lynn, PE30 3DQ



welcome to Baldock Drive, King's Lynn

Located close to local amenities including shops, schools and leisure facilities. There is a main line station in Kings Lynn with rail links to Ely, Cambridge and London's Kings Cross Station. This beautifully presented mid terrace house comprises entrance porch, cloakroom, kitchen/breakfast room, lounge, first floor has three bedrooms en suite shower room to master and a family bathroom. Outside there is an enclosed rear garden, garage and parking. Viewing highly recommended.













Entrance Door To:-

Entrance Porch

Cloakroom

Kitchen/ Breakfast Room 15' 4" x 10' 4" (4.67m x 3.15m)

Lounge 15' 5" x 12' 9" (4.70m x 3.89m)

First Floor Landing

Bedroom One 11' 8" x 12' 4" max (3.56m x 3.76m max)

En Suite Shower Room

Bedroom Two 12' 10" x 8' 4" (3.91m x 2.54m)

Bedroom Three 9' 1" max x 6' 10" max (2.77m max x 2.08m max) **Bathroom** 7' 2" x 6' 4" (2.18m x 1.93m)

Outside

welcome to

Baldock Drive, King's Lynn

- Popular Location Nr Grange Estate
- Mid Terrace House
- Three Bedrooms
- En Suite to Master
- Breakfast Kitchen

Tenure: Freehold EPC Rating: C

£230,000





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Please note the marker reflects the postcode not the actual property



Property Ref: KLN117482 - 0003 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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