



36 Fenland Road
King's Lynn, Norfolk, PE30 3ES



A SEMI DETACHED HOUSE WITH ENCLOSED GARDEN AND DRIVEWAY PARKING LOCATED IN THE POPULAR AREA OF REFFLEY OFFERING LOCAL AMENITIES INCLUDING SHOP, HAIRDRESSERS AND TAKEAWAYS. CLOSE BY IS REFFLEY WOODS, SANDY LANE WOODS AND GAYWOOD RIVER FOR LOCAL WALKS.

FOR SALE WITH NO UPWARD CHAIN.

ACCOMMODATION COMPRISES

Entrance Hall | Dining room | Living Room | Kitchen |

Bathroom | 3 Bedrooms | Enclosed Garden | Driveway Parking |





DESCRIPTION

A semi detached house with enclosed garden and driveway parking located in the popular area of Reffley which offers local amenities including shop, hairdressers and takeaways. Close by is Reffley Woods, Sandy Lane Woods and Gaywood River for local walks.

The area has a primary school, church and community centre and a short drive by car or bus is the town centre of King's Lynn with a wide range of facilities, restaurants, leisure centres and railway station offering services to Ely, Cambridge, and London Kings Cross.

The unspoilt North Norfolk coast is within easy reach as is the Royal Sandringham Estate and numerous other attractions.

Entrance Hall

4.00m x 1.87m (13'1 x 6'2)

Living room

3.75m x 3.42m (12'4 x 11'3)

Dining Room

3.45m x 2.89m (11'4 x 9'6)

Kitchen

3.44m max x 2.38m (11'4 max x 7'10)

Bathroom

2.60m x 1.69m (8'6 x 5'6)

Bedroom 1

3.80m x 3.19m (12'6 x 10'6)

Bedroom 2

3.47m x 3.44m max (11'5 x 11'3 max)

Bedroom 3

2.20m x 2.14m (7'3 x 7'0)

Measurements are approximate





SERVICES

The property has mains electricity, water and gas central heating system.

OUTSIDE

Enclosed garden with decking and patio area, driveway parking to the front

TENURE

The property is being offered for sale Freehold with no onward chain

OFFERS IN EXCESS OF

£265,000

LOCAL AUTHORITY

West Norfolk and Kings Lynn Borough Council 01553 616200

Council Tax Band B—£1702.49 please check this figure directly with the council

EPC—Band D

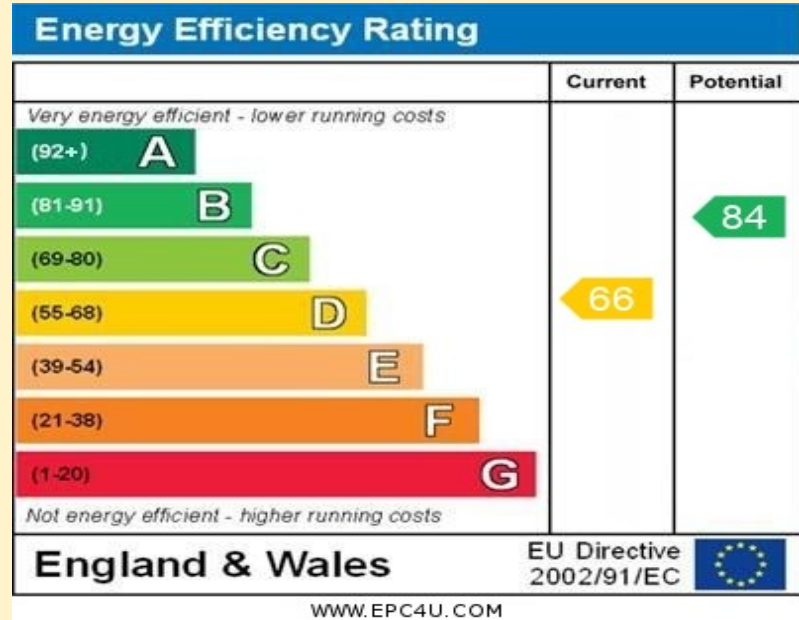
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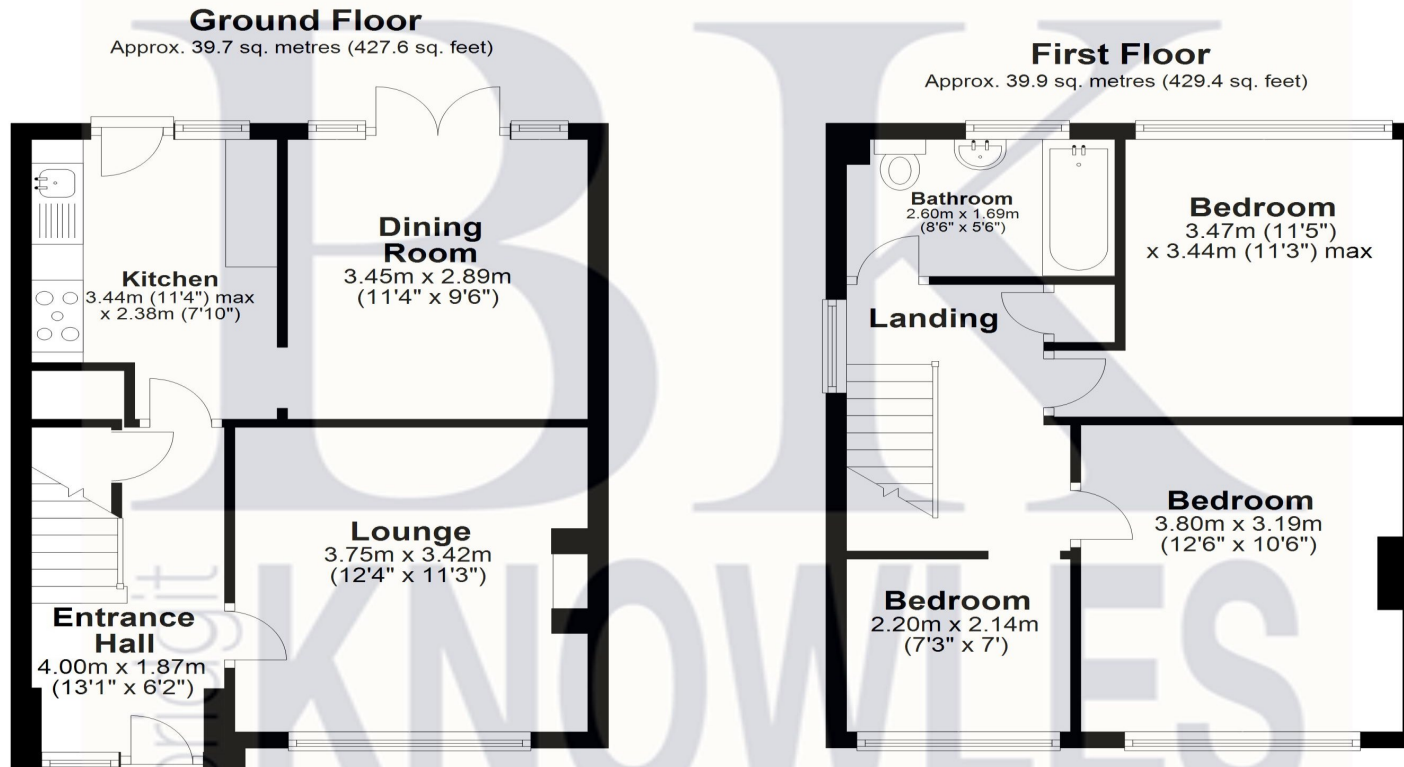
Strictly by appointment with Bridgit Knowles Ltd

Email: enquiries@bridgit-knowles-ltd.co.uk

Tel: 075000 61734







Total area: approx. 79.6 sq. metres (857.0 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. A2G Assessments Plan produced using PlanUp.

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BRIDGIT KNOWLES LTD

enquiries@bridgit-knowles-ltd.co.uk

075000 61734

www.bridgit-knowles-ltd.co.uk

