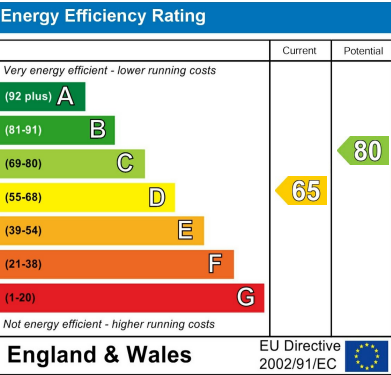


DIRECTIONS

Sat nav: PE30 4UX



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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.

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TWO BEDROOM TERRACED HOUSE WITH REAR GARDEN

King's Lynn

£165,000 Freehold

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KING'S LYNN King's Lynn offers an excellent range of amenities, making it one of West Norfolk's most popular market towns. Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants, and leisure facilities, alongside the Vancouver Quarter and Hardwick Retail Park for everyday shopping. The town is well served by highly regarded schools, the Queen Elizabeth Hospital, and a variety of sports clubs and recreational spaces, including The Walks park. For commuters, King's Lynn railway station provides direct services to Cambridge and London King's Cross, while excellent road links via the A47 and A10 offer convenient access across the region. Combining rich history, a vibrant town centre, and modern conveniences, King's Lynn provides an ideal balance of lifestyle and connectivity for families, professionals, and retirees alike.	
HALLWAY Front door leading into hallway with laminate flooring, storage cupboard and radiator.	
KITCHEN Range of wall, base and drawer units with worktop over integrated hob and oven. Laminate flooring. Two windows to the front aspect.	8'9 x 8'2 (2.67m x 2.49m)
LOUNGE/DINER Fitted carpet, radiator, and stairs to the first floor. Folding door to the conservatory.	15'1 x 11'9 (4.60m x 3.58m)
CONSERVATORY Tiled flooring, French doors leading to the garden. Set of doors leading to the lounge. Window from the lounge into the conservatory. Underfloor heating.	10'8 x 8'7 (3.25m x 2.62m)
BEDROOM ONE Fitted carpet, two windows to the rear aspect and a single radiator.	12'1 x 11'9 (3.68m x 3.58m)
BEDROOM TWO Fitted carpet, single radiator and a window to the front aspect. Loft access.	11'10 x 5'7 (3.61m x 1.70m)
BATHROOM Three piece suite comprising of W.C, pedestal hand wash basin bath with mixer shower taps and shower attachment, single radiator. Airing cupboard, vinyl flooring, window to the front aspect.	
REAR GARDEN Lawn area with a patio area, borders, decorative shingle and fully enclosed by wooden fence. Pedestrian gate out to the car parking area at the back of the garden is trees and filled.	
FRONT OF PROPERTY Paved with a pathway to the front door.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

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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.

MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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.

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Situated in Elvington, King's Lynn, this delightful end of terrace house presents an excellent opportunity for both first-time buyers and those seeking a tranquil retreat. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. Upon entering, you are welcomed into a spacious lounge diner that seamlessly flows into a bright conservatory, designed with an apex roof that allows an abundance of natural light to fill the space. This area is perfect for relaxation or entertaining guests, providing a warm and inviting atmosphere. The property features a low-maintenance garden, ideal for those who prefer to spend their time enjoying their home rather than tending to extensive outdoor spaces. Additionally, the absence of an upward chain ensures a smooth and straightforward purchasing process, allowing you to settle in without delay. Conveniently located near the Queen Elizabeth King's Lynn hospital, this home offers easy access to essential amenities and services, making it a practical choice for those working in the healthcare sector or anyone who values proximity to local facilities. In summary, this end-terrace house in Elvington is a wonderful blend of comfort, convenience, and charm, making it a must-see for anyone looking to make a new home in this lovely area.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, gardens, drives and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such to give a general impression of the property. The property is shown with approximate dimensions and is not to scale. Measurements are to the internal face of walls and doors are shown open. Made with Metaplan (2023)



