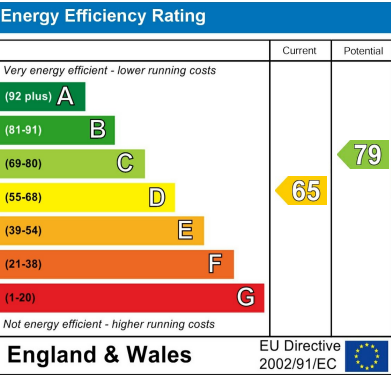


DIRECTIONS

SAT NAV: PE30 1NR



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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"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.

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"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

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SPACIOUS AND WITH A COURTYARD GARDEN

King's Lynn

£150,000 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.	
LOUNGE Features a bay window to the front aspect, a double radiator and a decorative fireplace and two access doors either side of the bay for gas and electric meters.	10'9 x 10'9 into bay (3.28m x 3.28m into bay)
DINING ROOM Under stairs cupboard and stairs leading to the first floor, window to the rear aspect and opening through to the Kitchen. Door leading into the lounge at the front of the property. Double radiator.	14'3 x 10'6 (4.34m x 3.20m)
KITCHEN Range of wall, base and draw units with worktop over. Integrated fridge, integrated hob and oven with space for the washing machine. Two windows to the side aspect and side/rear door that leads to the courtyard.	16'1 x 5'9 (4.90m x 1.75m)
LANDING Double radiator and access to the loft.	14'4 x 3'2 (4.37m x 0.97m)
BEDROOM ONE Wood effect flooring, double radiator and window to the front aspect.	13'8 x 10'10 (4.17m x 3.30m)
BEDROOM TWO Alcove storage area, window to the rear aspect and double radiator.	11'5 x 9'10 (3.48m x 3.00m)
BATHROOM Spacious bath room comprising of a three piece suite to include a hand wash basin inset into a vanity unit and WC, bath has shower taps with a shower attachment over. Airing cupboard housing boiler. Window to the rear aspect, extractor fan and a double radiator.	10'11 x 9'2 (3.33m x 2.79m)
REAR COURTYARD Rear courtyard is enclosed and there is a wooden pedestrian gate allowing access.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

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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.

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Welcome to this charming terraced house located on Blackfriars Road in the heart of King's Lynn. This delightful property boasts two spacious reception rooms, perfect for both relaxation and entertaining. The two well-appointed bedrooms provide a comfortable retreat, while the large bathroom on the first floor offers modern amenities and ample space. As you step inside, you will be greeted by beautiful wood effect flooring that flows throughout the home, enhancing its modern and fresh appeal. The bright rooms are filled with natural light, creating a warm and inviting atmosphere. The lounge features a lovely bay window, adding character and a touch of elegance to the space. The modern kitchen is designed for convenience and functionality, making it an ideal spot for culinary enthusiasts. Its central location means you are just a stone's throw away from local amenities, shops, and transport links, ensuring that everything you need is within easy reach. This property is perfect for those seeking a stylish and comfortable home in a vibrant area. With its well-presented interiors and prime location, it is an opportunity not to be missed.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other details are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should not be used as a basis for any professional judgement. The agents, vendors and applicants accept no liability for any errors or omissions. All measurements are in feet and inches. Made with SketchUp 12.0.05



