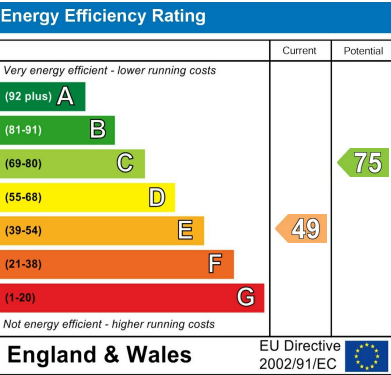


DIRECTIONS

SATNAV: PE30 5RY



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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King's Lynn

£110,000 Leasehold

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PORCH Ground floor entrance, boxed meters and stairs up.	
LOUNGE/DINER L-shaped room, two storage heaters, windows to front and rear aspect, carpeted.	18'1" x 16'11" max (5.51m x 5.16m max)
HALLWAY Electric storage heater, access to roof, storage cupboard and airing cupboard.	
KITCHEN Non-standard shape, wall and base units, cooker point, washing machine point, space for fridge freezer, fan heater, laminate flooring.	11'6 x 9'5" max (3.51m x 2.87m max)
BATHROOM Bath with plumbed in shower, low level WC, hand basin, electric fan heater, carpeted.	
BEDROOM Double panel heater, window to front aspect, carpeted.	13'9" x 8'7" (4.19m x 2.62m)
GARAGE Garage widens to 15'. Up and over garage door.	18' x 10'11" (5.49m x 3.33m)
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

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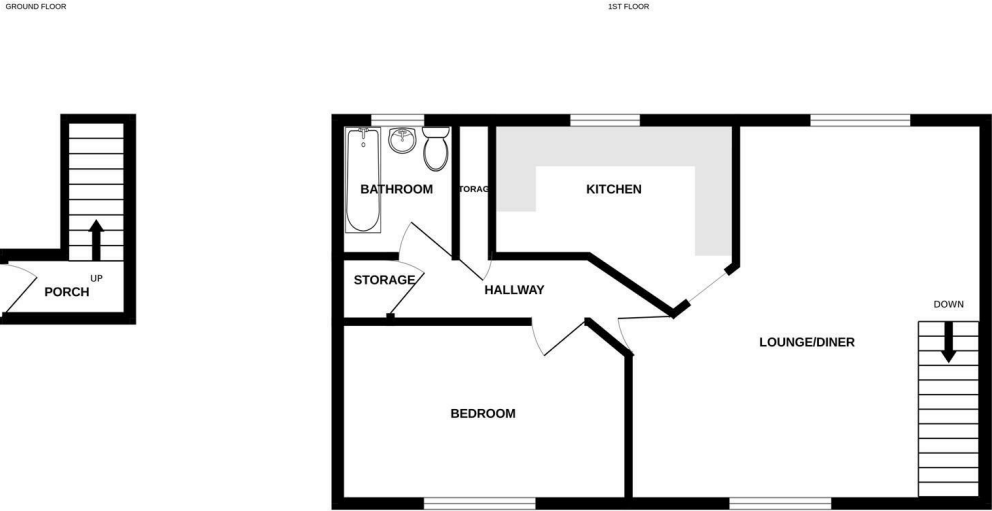
****INVESTMENT OPPORTUNITY**** Welcome to this first-floor flat located on Bransby Close in the delightful town of King's Lynn. This property offers a perfect blend of comfort and convenience, there is a tenant in situ, making this flat an excellent opportunity for investors looking to expand their portfolio.

The flat features a well-proportioned reception room, providing a welcoming space for relaxation and entertaining. The single bedroom is thoughtfully designed, ensuring a peaceful retreat at the end of the day. The bathroom is functional and well-maintained, catering to all your daily needs.

One of the notable advantages of this property is the included garage, which is situated below the flat, offering secure parking for one vehicle. This is a rare find in urban living, providing both convenience and peace of mind.

The location is also advantageous, with easy access to local amenities and transport links, ensuring that everything you need is within reach.

In summary, this one-bedroom flat on Bransby Close presents a wonderful opportunity for investors. With its practical layout, secure parking, and desirable location, it is certainly worth considering for your next property venture.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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