



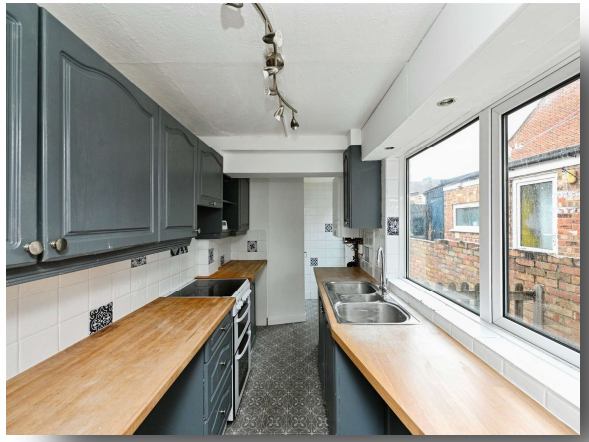


Diamond Terrace, King's Lynn, PE30 5LU

welcome to

Diamond Terrace, King's Lynn

Attention first time buyers & investors! This well-positioned mid-terraced home combines two double bedrooms and versatile living accommodation with a private courtyard garden. Conveniently located close to the heart of King's Lynn & offered with no onward chain!













Accommodation:
Double-glazed entrance door to:

Lounge
Double-glazed window to the front. Radiator. Built-in storage cupboard.

Dining Room
Double-glazed window to the rear. Exposed brick fireplace. Radiator. Stairs leading to the first floor landing.

Kitchen
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel double sink & drainer unit, and space for a freestanding cooker. Double-glazed window to the side. Double-glazed door to the side.

Cloakroom
Fitted with WC & wash hand basin. Double-glazed window to the rear.

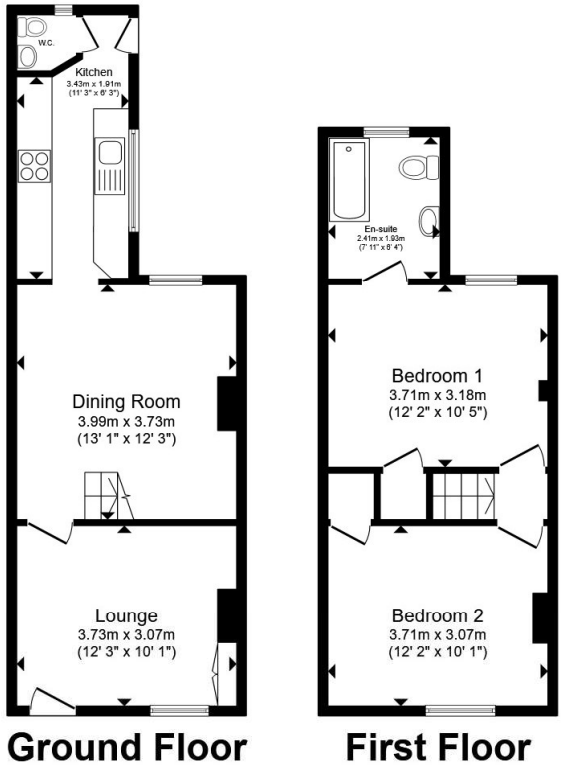
First Floor Landing
Stairs from the lounge.

Bedroom One
Double-glazed window to the rear. Radiator. Built-in storage cupboard.

En Suite
Fitted with WC, wash hand basin with vanity unit & bath with shower over. Double-glazed window to the rear.

Bedroom Two
Double-glazed window to the front. Radiator. Built-in storage cupboard.

Outside
To the rear of the property, the low-maintenance, courtyard garden is enclosed by a walled boundary & is predominantly laid to paving, alongside a gravelled area.



Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 67.0 m² (721 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

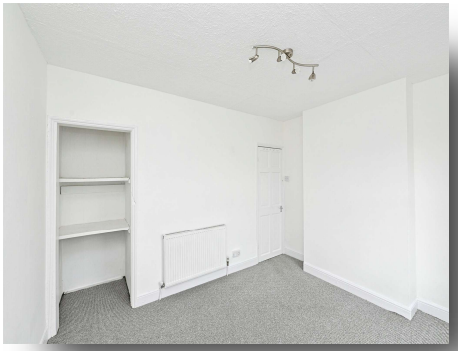
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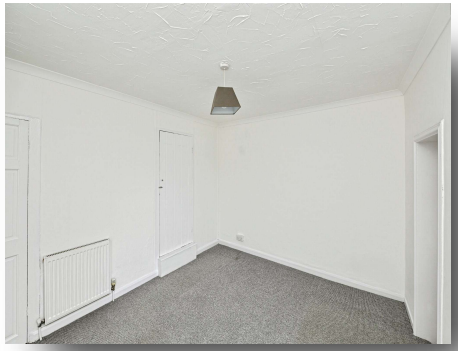
Diamond Terrace, King's Lynn

- Two bedroom mid-terraced house
- Two reception rooms
- Courtyard garden
- Ground floor WC
- Chain free!

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£140,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120366 - 0002

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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