

DIRECTIONS

SATNAV: PE30 5GT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

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.

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.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"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.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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19 Kingfisher Road King's Lynn PE30 5GT

THREE BEDROOM MID-TERRACE HOUSE WITH OFF ROAD PARKING

King's Lynn

£220,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Vinyl flooring. Double radiator. Stairs to first floor. Storage cupboard.

LOUNGE

Fitted carpet, window to front aspect. Double radiator.

17'4" x 9'03" (5.28m x 2.82m)

CLOAKROOM

Vinyl flooring. Double radiator. Hand wash basin with mixer tap. W.C.

KITCHEN

Vinyl flooring. Double radiator. French doors and window to rear garden. Range of wall-mounted, base and drawer units with worktop over. Stainless steel 1 1/2 bowl sink with drainer. Integrated oven with gas hob. Extractor fan.

17' x 9'04" (5.18m x 2.84m)

BATHROOM

Vinyl flooring. Obscured window to rear aspect. Hand wash basin with mixer tap. W.C. Fitted bath with mixer tap and thermostatic shower over. Extractor fan.

6'09" x 6'06" (2.06m x 1.98m)

LANDING

Fitted carpet. Double radiator. Loft access. Storage cupboard.

BEDROOM ONE

Fitted carpet. Window to rear aspect. Double radiator. Modern en-suite. En-suite: Vinyl flooring, half-height surround wall tiling. Double radiator. W.C, hand wash basin. extractor fan. Walk-in shower enclosure with thermostatic shower.

10'03" x 9'10" (3.12m x 3.00m)

BEDROOM TWO

Fitted carpet. Window to front aspect. Double radiator.

12'05" x 9'10" (3.78m x 3.00m)

BEDROOM THREE

Fitted carpet. Double radiator. Window to front aspect.

9' x 8'4" (2.74m x 2.54m)

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective



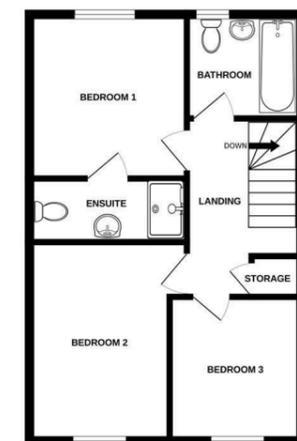
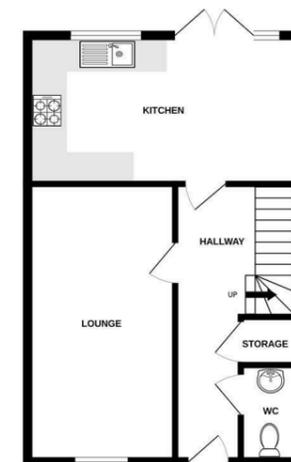
Located on Kingfisher Road in the charming town of King's Lynn, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The master bedroom boasts an ensuite shower room, providing a private retreat for relaxation.

The enclosed garden is a wonderful feature, offering a safe and serene outdoor space for children to play or for hosting summer gatherings with friends and family. Additionally, the property benefits from off-road parking for two cars.

Situated close to local amenities, residents will find shops, schools, and recreational facilities within easy reach, making daily life both convenient and enjoyable. This home presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this lovely property your own.

GROUND FLOOR

1ST FLOOR



While 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 misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given. Made with Metrepro ©2025



