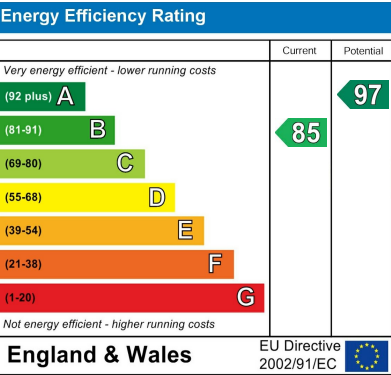


DIRECTIONS

SATNAV: PE30 5GT



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.

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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"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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19 Kingfisher Road King's Lynn PE30 5GT

THREE BEDROOM MID-TERRACE HOUSE WITH OFF ROAD PARKING

King's Lynn

£210,000 Freehold

01553 692828
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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)
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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"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.

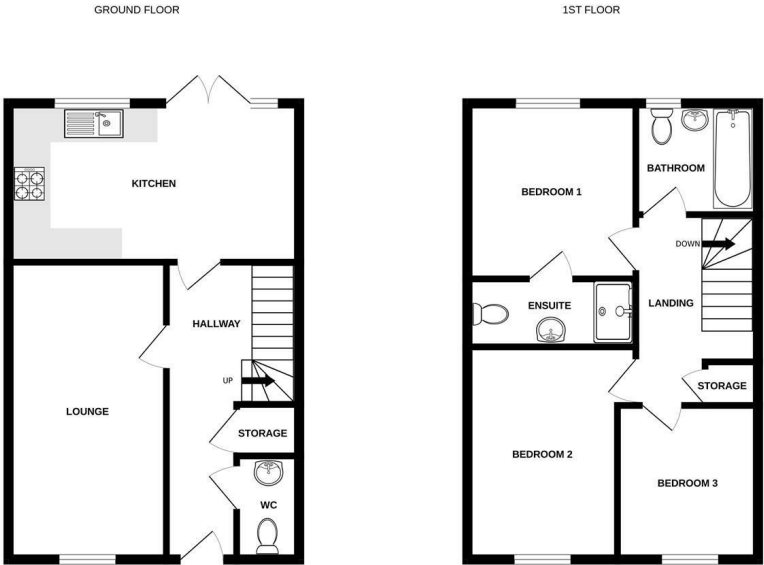
All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective



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.



Whilst every effort has been made to ensure the accuracy of the description 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 as such by any prospective purchaser. 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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