



**Anthony Nolan Road, King's Lynn, PE30 4GJ**

**welcome to**

## **Anthony Nolan Road, King's Lynn**

Ideal first time buy or investment opportunity with this well presented three bedroom mid terrace house located close to The Queen Elizabeth Hospital. Viewing recommended.



## Entrance Door To:-

### Entrance Hall

Double glazed window, wood effect laminate floor, radiator

### Cloakroom

Low level WC, wash hand basin, radiator, double glazed window

### Lounge

15' 2" x 14' 11" ( 4.62m x 4.55m )  
Double glazed window, radiator, wood effect laminate floor, stairs to first floor

### Kitchen/ Breakfast Room

15' 2" x 9' 4" ( 4.62m x 2.84m )  
Base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for fridge freezer and washing machine, double glazed patio doors to rear, wood effect laminate floor, radiator

### First Floor Landing

Radiator

### Bedroom One

11' 7" x 8' 3" ( 3.53m x 2.51m )  
Double glazed window, radiator, built-in cupboard

### Bedroom Two

9' 4" x 8' 4" ( 2.84m x 2.54m )  
Double glazed window, radiator, cupboard housing gas boiler, built-in wardrobe

### Bedroom Three

8' 5" x 6' 8" ( 2.57m x 2.03m )  
Double glazed window, radiator

### Bathroom

6' 4" x 6' 3" ( 1.93m x 1.91m )  
Bath with shower mixer tap, low level WC, wash hand basin, double glazed window, radiator

### Outside

The rear garden is laid to lawn and decking with garden shed and rear access gate.



Ground Floor

First Floor

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.focalagent.com](http://www.focalagent.com)



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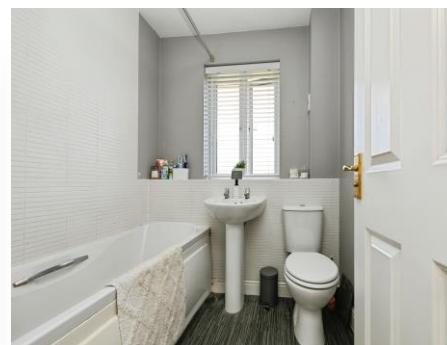
- Ideal First Time Buy or Investment Opportunity
- Close to The Queen Elizabeth Hospital
- Mid Terrace House
- Three Bedrooms
- Breakfast Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£205,000**



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Property Ref:  
KLN119242 - 0005

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Please note the marker reflects the postcode not the actual property

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