



Blackford, King's Lynn, PE30 3UL

welcome to

Blackford, King's Lynn

Located in the desirable Reffley area is this THREE BEDROOM semi detached home, complete with enclosed rear garden, off road parking and garage, viewing highly recommended!



Entrance Hall

Lounge

14' 10" x 14' 1" (4.52m x 4.29m)

Electric fireplace, window to front, radiator

Kitchen/Dining Room

14' 10" x 7' 5" (4.52m x 2.26m)

Wall and base units, space and plumbing for washing machine and dishwasher, space for cooker, space for fridge/freezer, radiator, door to conservatory

Conservatory

Double patio doors to rear

Bedroom One

11' 2" x 8' 1" (3.40m x 2.46m)

Double glazed window to rear, radiator

Bedroom Two

10' 7" x 8' 1" (3.23m x 2.46m)

Double glazed window to front, radiator

Bedroom Three

7' 7" x 6' 4" (2.31m x 1.93m)

Double glazed window to front, radiator

Bathroom

Bath with overhead shower, WC, Hand Wash Basin,

Window to side

Outside

Garage with off road parking. Enclosed garden partly laid with artificial grass and the remainder laid with patio and gravel



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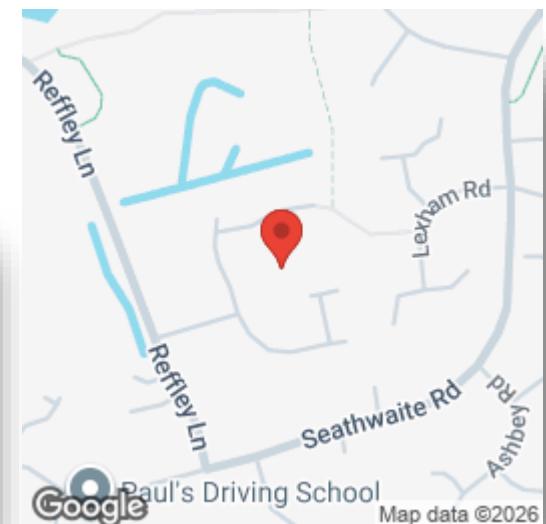
Blackford, King's Lynn

- Semi Detached Home
- Three Bedrooms
- Separate Lounge & Kitchen/Diner
- Enclosed Rear Garden
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000



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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.



Property Ref:
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