



**Blackford, King's Lynn, PE30 3UL**

**welcome to**

## **Blackford, King's Lynn**

Calling all first time buyers and investors alike for this beautifully presented two bedroom semi detached house located in the popular area of Templemead and which is being offered with no onward chain. Viewing highly recommended.



## Double Glazed Entrance Door To

### Entrance Porch, Door To:-

#### Lounge

12' x 17' 1" ( 3.66m x 5.21m )

Double glazed window, radiator, feature fireplace with timber mantle on marble hearth, stairs to first floor, storage cupboard, opening to:-

#### Kitchen

12' x 6' 10" ( 3.66m x 2.08m )

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for cooker with extractor over, space for fridge and washing machine, ceramic tiled floor, part tiled walls, double glazed window, radiator, door to:-

#### Conservatory

12' x 12' 2" ( 3.66m x 3.71m )

With polycarbonate roof, radiator, wood effect laminate floor, door to side elevation and double doors to rear

#### First Floor Landing

Loft hatch

#### Bedroom One

12' inc shelving recess x 8' 7" ( 3.66m inc shelving recess x 2.62m )

Double glazed window, radiator, recess shelving with hanging rails

#### Bedroom Two

12' x 7' ( 3.66m x 2.13m )

Double glazed window, radiator

#### Bathroom

8' 8" x 4' 9" ( 2.64m x 1.45m )

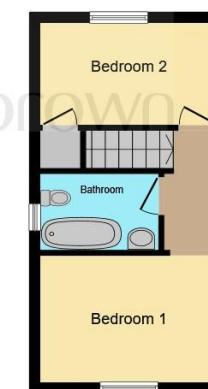
Bath with shower mixer tap, low level WC, wash hand basin, part tiled walls, radiator

#### Outside

Gravelled driveway leading to single garage with up and over door, power and light. The rear garden has a raised decked area and is enclosed by timber fencing.



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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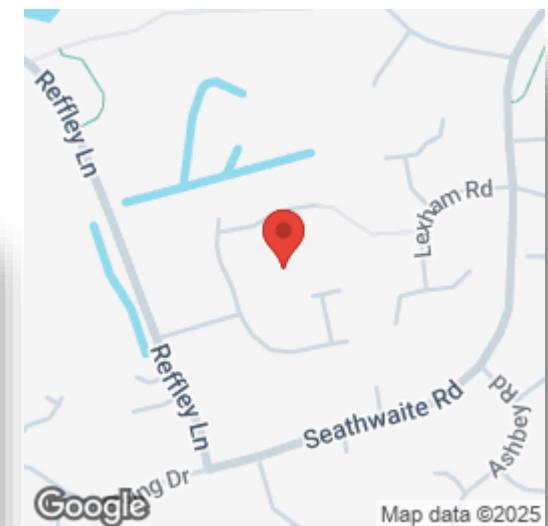
- Popular Templemead Area
- Semi Detached House
- Two Bedrooms
- Two Reception Rooms
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£200,000**



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