

## DIRECTIONS

Sat Nav: PE30 4UJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(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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5 Burch Close King's Lynn Norfolk PE30 4UJ

**THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY PARKING  
IN POPULAR LOCATION NEAR TO THE HOSPITAL**

**King's Lynn**

**£210,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





**ENTRANCE HALL**

Storage cupboard, doors to cloakroom, kitchen and lounge. Radiator.

**CLOAKROOM**

Comprising of hand wash basin and W.C. Window to the side aspect.

**KITCHEN**

Range of base, wall and drawer units with worktop over. Inset sink with mixer taps over. Integrated oven and hob with extractor hood over. Integrated dishwasher and fridge freezer. Window to the front aspect. Vinyl flooring. 8'9 x 7'11 (2.67m x 2.41m)

**LOUNGE**

Fitted carpet, feature fireplace with gas fire. French doors to the rear garden. Spiral staircase leading to first floor landing. 15'7 x 14'1 (4.75m x 4.29m)

**LANDING**

Loft hatch and doors to all rooms.

**BEDROOM ONE**

Wood effect flooring, two windows both to the rear aspect, radiator and a storage cupboard. 14'0 x 7'7 (4.27m x 2.31m)

**BEDROOM TWO**

Window to the front aspect. Radiator. 8'10 x 7'5 (2.69m x 2.26m)

**BEDROOM THREE**

Window to the front aspect. 8'10 x 6'1 (2.69m x 1.85m)

**BATHROOM**

Three piece suite comprising of hand wash basin with mixer tap over, W.C, and a bath with mixer tap over and a shower over. Glass shower screen. Radiator. Window to side aspect. Tiled flooring walls. 7'3 x 6'0 (2.21m x 1.83m)

**FRONT OF PROPERTY**

Low maintenance front garden mainly laid to gravel, steps leading to front door. Driveway to the side with space for approximately two cars.

**REAR OF PROPERTY**

Mainly laid to lawn, covered seating area, timber shed and gateway for side access.

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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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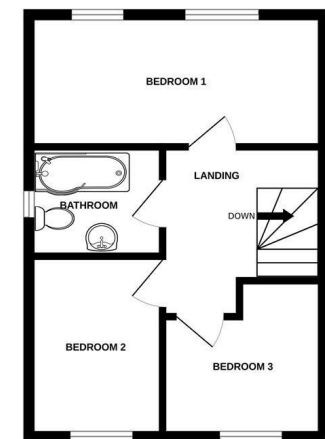
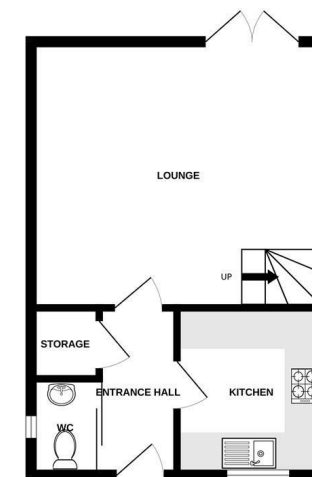
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Welcome to this semi-detached house located on Burch Close in the heart of King's Lynn. This delightful property is an excellent opportunity for first-time buyers or investors looking to expand their portfolio. As you enter, you are greeted by a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-proportioned layout includes three bedrooms, providing ample space for family living or guest accommodation. The bathroom is conveniently situated to serve all bedrooms, ensuring practicality for everyday use. One of the standout features of this home is the driveway parking, which offers convenience and ease for residents and visitors alike. The outdoor space is equally appealing, featuring a covered seating area in the garden, ideal for enjoying the fresh air, whether it be for morning coffee or evening gatherings. Situated near the Queen Elizabeth Hospital, this property benefits from a prime location that is both peaceful and accessible. With local amenities and transport links nearby, you will find everything you need within easy reach. This semi-detached house on Burch Close is a wonderful opportunity to create a home that suits your lifestyle. Don't miss your chance to view this property and discover its potential for yourself.

GROUND FLOOR

1ST FLOOR



Whilst 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 mis-statement. This plan is for illustrative 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 operating or efficiency can be given. Made with Metropix (2023)



