



Morston Drift, King's Lynn, PE30 5GA

welcome to

Morston Drift, King's Lynn

Located close to local amenities including convenience store and primary school is this beautifully presented three bedroom end of terrace house ideal for a first time buyer or investor.



Entrance Door To:-

Entrance Hall

Wood effect laminate floor, radiator, stairs to first floor

Open Plan Kitchen/ Lounge

Lounge Area

16' 5" x 12' 4" (5.00m x 3.76m)
Double glazed window radiator

Kitchen Area

9' 5" x 15' 6" (2.87m x 4.72m)
Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in double oven, gas hob, extractor over, space for washing machine and fridge freezer, wood effect laminate floor, double glazed window, double glazed door to rear

Cloakroom

Low level WC, wash hand basin

First Floor Landing

Loft access

Bedroom One

6' 6" x 12' 11" (1.98m x 3.94m)
Double glazed window, radiator

Bedroom Two

12' 11" x 8' 6" (3.94m x 2.59m)
Double glazed window, radiator

Bedroom Three

7' 11" x 6' 6" (2.41m x 1.98m)
Double glazed window, radiator, wood effect laminate floor

Bathroom

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, double glazed window, radiator

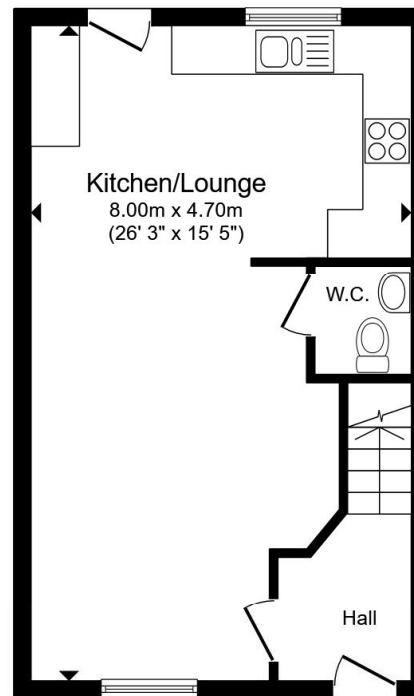
Outside

Enclosed garden laid mainly to lawn with access gate and enclosed by timber fencing.

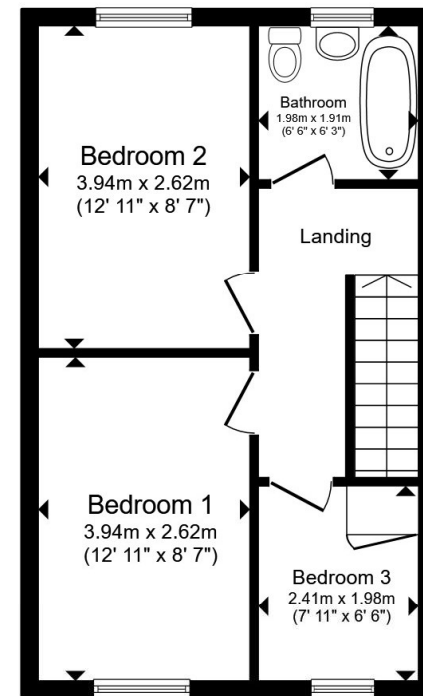
Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Please note there is a management charge payable in the region of £500 - £700 per annum.



Ground Floor



First Floor

Total floor area 76.1 m² (819 sq.ft.) approx

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.propertybox.io



welcome to

Morston Drift, King's Lynn

- Close to Amenities
- Ideal First Time Buy or Investment Opportunity
- Open Pan Kitchen Lounge
- Very Well Presented
- Cloakroom

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN120181 - 0002

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.

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