

DIRECTIONS

PE30 4UD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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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9 Adam Close King's Lynn Norfolk PE30 4UD

**THREE BEDROOM END OF TERRACE HOUSE WITH DETACHED GARAGE
EN BLOC**

King's Lynn

£230,000 Freehold

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sales@britttons.net





ENTRANCE HALL

Entrance hall with a radiator and carpet also smoke alarm and access to cloakroom.

CLOAKROOM

Downstairs cloakroom window to the side, double radiator, basin and W.C.

4'3" x 2'10" (1.30m x 0.86m)

LOUNGE

The lounge is carpeted, double radiator, bay window to the front.

14'3" x 11'3" (4.34m x 3.43m)

KITCHEN/DINER

Kitchen diner has French doors leading to the rear garden, double radiator, access to boiler, range of base and wall cabinets, the window to rear aspect. Integrated hob and oven, space for the washing machine.

17'7" x 9'9" (5.36m x 2.97m)

LANDING

The landing is carpeted, access to loft and has a smoke alarm.

11'1" x 10'1" (3.38m x 3.07m)

BEDROOM ONE

Bedroom one, window to front, double radiator and carpet, access to shower room.

11'1" x 10'1" (3.38m x 3.07m)

SHOWER ROOM

Shower room ensuite with thermostatic mixer, vinyl flooring.

12'6" x 10'4" (3.81m x 3.15m)

BEDROOM TWO

Bedroom two, carpeted, double radiator, window to the rear and a built-in storage cupboard.

12'6" x 10'4" (3.81m x 3.15m)

BEDROOM THREE

Bedroom three, laminate flooring, double radiator, window to the front.

8'3" x 7'1" (2.51m x 2.16m)

FAMILY BATHROOM

Family bathroom, vinyl flooring, airing cupboard, window to the rear, double radiator, hand wash basin, WC, bath with shower tap attachment.

7'4" x 4'7" (2.24m x 1.40m)

FRONT GARDEN

Front garden, enclosed by wooden fence with the gates, lawn, pathway leading to the side door entrance to the property.

REAR GARDEN

Rear garden, enclosed, gate to the side and a gate to the rear, timber shed, patio area and artificial lawn.

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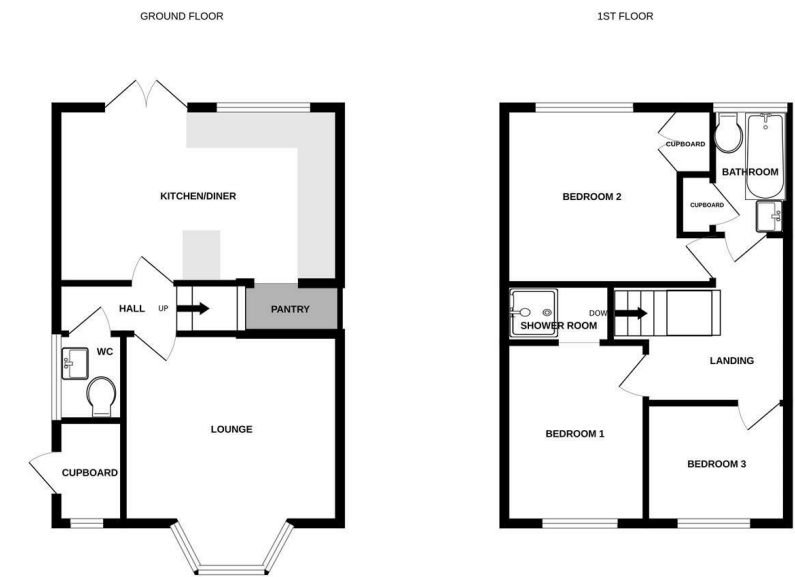
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Located on Adam Close, King's Lynn, this delightful end terrace house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property is designed for comfortable living. The master bedroom features a convenient ensuite shower room, ensuring privacy and ease for its occupants.

The ground floor comprises a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The bay window at the front of the house not only enhances the aesthetic appeal but also allows natural light to flood the living space, creating a warm and inviting atmosphere.

The property is ideally situated near local schools and a hospital, making it a practical choice for families and those who value accessibility to essential services. The front and rear gardens provide ample outdoor space for relaxation, gardening, or play, catering to a variety of lifestyle needs.

Additionally, the property includes a separate garage located in a nearby garage block, offering secure storage for vehicles or other belongings. This end terrace house combines convenience, comfort, and a lovely community feel, making it a wonderful place to call home. Don't miss the chance to view this charming property in a sought-after location.



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