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DIRECTIONS

From the Kings Lynn town centre proceed along Railway Road and continue onto John Kennedy Road passing over the first set of traffic lights, then proceed to the next set of traffic lights turning right onto Loke Road then take the second exit onto Columbia Way where the property can be found on the left hand side, easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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.



28 Columbia Way King's Lynn Norfolk PE30 2LB

THREE BEDROOM SEMI DETACHED HOUSE WITH NO ONWARD CHAIN

King's Lynn

£190,000 Freehold

01553 692828
sales@brittons.net





- ENTRANCE HALLWAY**

12'1 x 5'11 (3.68m x 1.80m)

Fitted carpet, stairs leading to first floor, under stairs storage cupboard. Leads on to lounge / diner and the kitchen. Double radiator.
- LOUNGE**

14'6 (into bay) x 12'6 (4.42m (into bay) x 3.81m)

Fitted carpet, gas real effect fire. Archway leading to dining area. Double radiator. Bay window to front aspect.
- DINING AREA**

9'8 x 9'0 (2.95m x 2.74m)

Fitted carpet, double radiator and window to rear aspect.
- KITCHEN**

10'0 x 9'11 (3.05m x 3.02m)

Range of wall, base and drawer units with worktop over. Space for washing machine, tumble dryer, freestanding cooker and fridge/freezer. Tiled flooring. Window to rear aspect and door leading into garden.
- LANDING**

8'1 x 5'11 (2.46m x 1.80m)

Fitted carpet, leading to the three bedrooms and the bathroom. Loft access. Double radiator.
- BEDROOM ONE**

11'01 x 8'7 max (3.38m x 2.62m max)

Fitted carpet, built in double wardrobe, shelved cupboard. Double radiator. Window to rear aspect.
- BEDROOM TWO**

12'2" x 12'9" >10'0 (3.71m x 3.89m >3.05m)

Fitted carpet, built in double wardrobe, double radiator and window to front aspect.
- BEDROOM THREE**

8'9 x 8'2 (2.67m x 2.49m)

Fitted carpet, double radiator and window to front aspect.
- BATHROOM**

7'7 x 5'9 (2.31m x 1.75m)

Three piece suite comprising of pedestal hand wash basin, W.C and a bath with handheld shower attachment over. Double radiator. Vinyl flooring and two obscured windows to the rear aspect.
- FRONT GARDEN**Mainly laid to lawn with flower beds and mature bushes. Bordered with a brick wall and footpath leading to the front door.
- REAR GARDEN**Fully enclosed mainly laid to patio with a grassed area. Brick built outhouse with window to rear aspect.

Welcome to this nicely presented semi-detached house located on Columbia Way in the picturesque town of King's Lynn. This property boasts a spacious interior with reception room, dining area, kitchen, three cosy bedrooms, and a well-appointed bathroom. Situated in a convenient location, this house offers the perfect opportunity for those looking to create their dream home. With no onward chain, you can move in hassle-free and start putting your personal touch on this lovely property. Although the house would benefit from some modernisation, this presents an exciting opportunity for you to unleash your creativity and transform this house into a modern and stylish home that suits your taste and lifestyle. Don't miss out on the chance to own a property in this sought-after area close to schools and shops. Contact us today to arrange a viewing and envision the endless possibilities that this house on Columbia Way has to offer.





