

## DIRECTIONS

From our Kings Lynn office (Norfolk Street). Bear left onto Blackfriars Road B1154. Keep in left hand lane and bear left onto the A148, signposted other routes. At the South Gates take the forth exit. Continue onto Saddlebow Road, turn right into Wisbech Road. Continue forward onto Clenchwarton Road. Turn right into St Peters Road (West Lynn). The property can be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	73	75	
(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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estate agents

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135 St. Peters Road West Lynn King's Lynn, Norfolk PE34 3JL

**BEAUTIFULLY PRESENTED GROUND FLOOR TWO BEDROOM FLAT  
WITH SHARED GARDEN**

**West Lynn**

**£125,000 Leasehold - Share of  
Freehold**

**01553 692828**  
**sales@britttons.net**





**HALL**

Tiled floor, door to shower room, opening into kitchen.

**SHOWER ROOM**

Three piece suite comprising of a hand wash basin set within a vanity unit, W.C, and a shower cubicle. Window to the rear, tiled floor and a heated towel rail.

**KITCHEN**

Range of base, wall and drawer units with work top over. Stainless steel sink with drainer. Integrated oven and hob. Space for fridge freezer. Tiled floor and a window to the rear aspect. Opening into lounge.

10'9 x 7'6 (3.28m x 2.29m )

**LOUNGE**

Laminate flooring, two double radiators, window to side aspect and a storage cupboard.

17'9 x 10'0 (5.41m x 3.05m)

**BEDROOM ONE**

Fitted carpet, window to side aspect and a double radiator.

12'0 x 9'6 (3.66m x 2.90m )

**BEDROOM TWO**

Fitted carpet, window to front aspect and a double radiator.

12'0 x 7'9 (3.66m x 2.36m)

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Situated on St. Peters Road in the charming area of West Lynn, this beautifully presented ground floor flat offers a delightful living space perfect for first-time buyers. Features two well-proportioned bedrooms, providing ample room for relaxation and rest. The heart of the home is undoubtedly the open plan kitchen and lounge, which creates a warm and inviting atmosphere, ideal for both entertaining guests and enjoying quiet evenings in. The modern kitchen is equipped with contemporary fittings, making cooking a pleasure, while the stylish shower room adds a touch of luxury to your daily routine. Residents will appreciate the shared garden, a lovely outdoor space to unwind and enjoy the fresh air, as well as the convenience of shared parking. This flat combines classic charm with modern amenities, ensuring a comfortable and practical living experience. Whether you are looking to take your first step onto the property ladder or seeking a cosy retreat, this flat on St. Peters Road is a wonderful opportunity not to be missed.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, levels and other such are approximate and no responsibility is taken for any misstatement or omission in the information. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The actual layout and dimensions may vary from those shown on the plan. Made with MetreX (2022) - 10/2022



