

DIRECTIONS

From Kings Lynn take the main A47 route towards Wisbech and continue along for 2-3 miles and then branch off to the left signposted Terrington St John. Branch left, then at the T-junction turn left entering Terrington St John. Then left onto Main Road then turn right onto Church Road and continue forward onto School road then turn right into Aylmer Drive 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			
(69-80) C			
(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	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.



41 Aylmer Drive Tilney St. Lawrence King's Lynn Norfolk PE34 4RQ

WELL PRESENTED END TERRACED HOUSE WITH GARAGE AND PARKING

Tilney St. Lawrence

£225,000 Freehold



- L-SHAPED HALLWAY

Fitted carpet. Heater. Stairs to first floor.

6'10 x 6'6 (2.08m x 1.98m)
- CLOAKROOM

Two piece suite comprising wash hand basin and w.c. Fitted carpet. Window to rear aspect.

6'0 x 2'11 (1.83m x 0.89m)
- LOUNGE

Fitted carpet. Heater. TV Point. Window to front aspect.

14'9" x 13'11" max > 10'9 (4.50m x 4.24m max > 3.28m)
- KITCHEN/DINER

Range of wall, base and drawer units with worktops over. Electric oven and hob. Kitchen area tiled flooring. Dining area fitted carpet. Window to rear aspect. Patio doors to rear.

14'9 x 9'7 (4.50m x 2.92m)
- LANDING

Fitted carpet. Heater.

9'1 x 4'0 (2.77m x 1.22m)
- BEDROOM 1

Fitted carpet. Built-in wardrobe. Heater. Airing cupboard. Loft access. Window to rear aspect.

10'5 max x 9'8 (3.18m max x 2.95m)
- BEDROOM 2

Fitted carpet. Heater. Window to front aspect.

12'3" max > 10'9 x 8'1 (3.73m max > 3.28m x 2.46m)
- BEDROOM 3

Fitted carpet. Heater. Window to front aspect.

7'8 x 6'4 (2.34m x 1.93m)
- BATHROOM

Three piece suite comprising bath with electric shower over, wash hand basin and w.c. Extractor fan. Fan heater. Tiled floor. Window to rear aspect.

6'5 x 6'4 (1.96m x 1.93m)
- SINGLE GARAGE

Up & over door. Light and power.
- FRONT GARDEN

Enclosed by wooden fencing, mainly laid to lawn with pathway leading to front door.
- REAR GARDEN

Fully enclosed, mainly laid to lawn with flower beds and patio area.

We are delighted to offer this well presented three bedroom end terraced house with garage and parking. The property benefits from electric heating and uPVC double glazing. The accommodation is arranged over two floors comprising L-Shaped hallway, cloakroom, lounge and kitchen/diner on the ground floor with three bedrooms and bathroom on the first floor. The front garden is enclosed by wooden fencing, mainly laid to lawn with pathway leading to front door. The rear garden is fully enclosed, mainly laid to lawn with flower beds and patio area.





