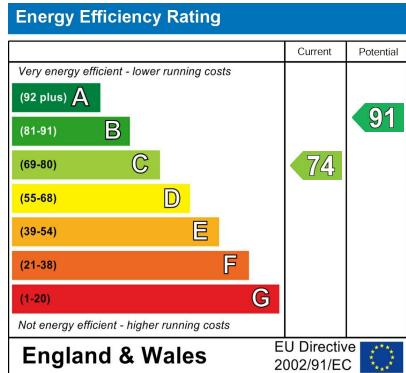


DIRECTIONS

Sat Nav: PE30 3UT



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NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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.

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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.

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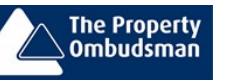
10 Elsing Drive King's Lynn PE30 3UT

**TWO BEDROOM TERRACED HOUSE, IDEAL FIRST HOME
IMMACULATEDLY PRESENTED**

King's Lynn

£180,000 Freehold

**01553 692828
sales@brittons.net**





HALLWAY

UPVC front door with laminate flooring. Opening into kitchen and door to lounge.

KITCHEN

Range of base, wall and drawer units with worktop over, ceramic sink with drainer and mixer tap over, wall mounted boiler, integrated oven with hob over, space for fridge freezer and washing machine. Two windows to the front aspect. Wood effect laminate flooring. Radiator.

LOUNGE / DINER

Wood effect laminate flooring, stairs to first floor, window to rear aspect and door to rear aspect. Radiator.

BEDROOM ONE

Fitted carpet, half height feature wall panelling, two windows to rear aspect and radiator.

BEDROOM TWO

Fitted carpet, window to front aspect and radiator.

SHOWER ROOM

Three piece suite comprising of hand wash basin set within vanity unit, W.C, walk in shower cubicle with thermostatic shower, vinyl flooring.

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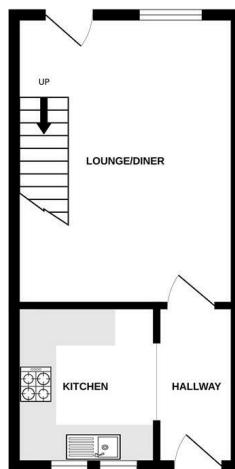
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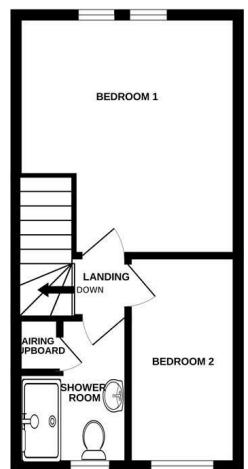
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MOTIVATED SELLER Nestled in the sought-after area of Elsing Drive, King's Lynn, this immaculately presented mid-terrace house is an ideal first home for those looking to settle in a vibrant community. The property boasts two bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The house features a modern shower room, ensuring convenience and comfort for its occupants. One of the standout attributes of this property is the allocated parking, a valuable asset in this popular location. Families will appreciate the proximity to local schools, making the morning school run a breeze. Step outside to discover the enclosed rear garden, a delightful outdoor space perfect for enjoying sunny days, gardening, or simply unwinding after a long day. This charming home combines practicality with a warm and welcoming atmosphere, making it a fantastic opportunity for first-time buyers or those looking to downsize. With its excellent presentation and desirable location, this property is not to be missed. Come and experience the comfort and convenience that Elsing Drive has to offer.

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplans are not to scale and should not be used for any other purpose than to give an indication of room sizes and layout. The floorplans are not to be reproduced in any manner.

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