

DIRECTIONS

From the Kings Lynn town centre travel towards the Gaywood shopping centre and bear right at the traffic lights onto Gayton Road. Continue along, turn right onto Winston Churchill Drive, where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(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	

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.



14 Generals Walk King's Lynn Norfolk PE30 4UA

THREE BEDROOM MID TERRACE HOUSE WITH GARAGE AND NO UPWARD CHAIN

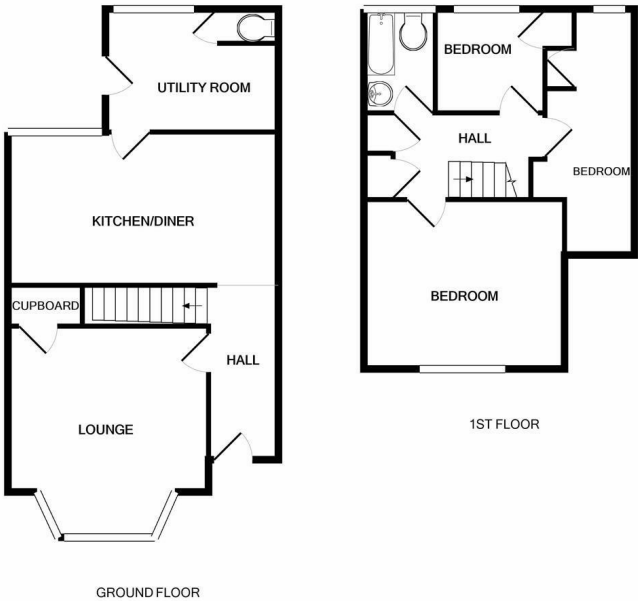
King's Lynn

£190,000 Freehold



HALLWAY Fitted carpet. Radiator.	10'11 x 4'8 (3.33m x 1.42m)
LOUNGE Fitted carpet. Double radiator. Bay window to front aspect.	14'5 into bay x 13'2 (4.39m into bay x 4.01m)
KITCHEN/DINER Range of wall, base and drawer units with worktops over, Electric oven. Gas hob. Laminate flooring. Window to rear aspect.	18'9 x 10'2 (5.72m x 3.10m)
UTILITY Plumbing for washing machine. Double radiator. Laminate flooring.	11'3 x 7'9 (3.43m x 2.36m)
W.C	3'11 x 2'4 (1.19m x 0.71m)
LANDING Fitted carpet. Airing cupboard. Storage cupboard. Loft access.	9'9 x 5'8 (2.97m x 1.73m)
BEDROOM 1	13'3 x 11'0 (4.04m x 3.35m)
BEDROOM 2 Fitted carpet. Cupboard. Radiator. Window to rear aspect.	16'0 x 7'11 max (4.88m x 2.41m max)
BEDROOM 3 Fitted carpet. Cupboard. Radiator. Window to rear aspect.	7'4 x 6'9 (2.24m x 2.06m)
BATHROOM Three piece suite comprising bath with electric shower over, wash hand basin and w.c. Laminate flooring. Radiator. Window to rear aspect.	7'3 x 4'8 (2.21m x 1.42m)
SINGLE GARAGE	
FRONT GARDEN Laid to decorative stone with hedge and pathway leading to the front door.	
REAR GARDEN Mainly laid to lawn with patio.	

We are delighted to offer this three bedroom mid terrace house with garage. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, lounge, kitchen/diner, utility and w.c, on the ground floor with three bedrooms and bathroom on the first floor. The front garden is laid to decorative stone with hedge and pathway leading to the front door. The rear garden is mainly laid to lawn with patio. No Upward Chain.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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