

DIRECTIONS

From Tuesday Market Place, King's Lynn, head west on Tuesday Market Place, at the roundabout, take the 1st exit onto King Street, King Street turns slightly left and becomes Queen Street, continue onto Saturday Market Place, turn right onto Priory Lane, where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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		84	
	EU Directive 2002/91/EC		
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.



1 Priory Hall Priory Lane King's Lynn Norfolk PE30 5DU

BEAUTIFULLY PRESENTED TWO BEDROOM CHARACTER TOWNHOUSE

King's Lynn

£295,000 Freehold



ENTRANCE HALL

Wooden flooring. Radiator. Staircase to first floor.

15'1" max x 8'4" max (4.60 max x 2.54 max)

BEDROOM 1

Fitted carpet. Radiator. Window to front aspect.

11'10" x 10'5" (3.61 x 3.18)

BEDROOM 2

Fitted carpet. Radiator. Door to courtyard.

9'6" x 9'4" (2.90 x 2.84)

BATHROOM

Three piece suite comprising bath with mains shower over, wash hand basin and w.c. Heated towel rail. Tiled floor.

9'3" x 6'10" (2.82 x 2.08)

UTILITY

Plumbing for washing machine.

6'10" x 3'10" (2.08 x 1.17)

OPEN PLAN LIVING SPACE

Wooden flooring with vaulted ceiling. Windows to front and rear aspects.

24'10" x 21'1" (7.57 x 6.43)

KITCHEN AREA

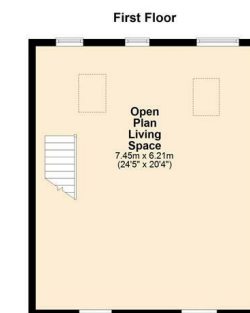
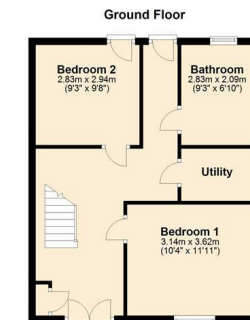
Range of wall, base and drawer units with worktops over and Butler sink. Space for under counter fridge. Under counter oven with hob. Extractor. Wooden flooring.

REAR COURTYARD

With boiler room and shed.

REAR VIEW

Brittons are excited to offer this beautifully presented character townhouse offering open plan living. This property was renovated to an award winning standard by the previous owner and well maintained by the current vendor. Located in the popular historic quarter of King's Lynn. The accommodation is arranged over two floors comprising of entrance hall, two double bedrooms, utility and family bathroom on the ground floor with an open plan kitchen and living space on the first floor, with vaulted ceiling and exposed beams. Benefits from gas central heating. Outside offers a south facing walled courtyard.



All Sizes Are Approximates Only
Plan produced using PlanIt.



