

## DIRECTIONS

SAT NAV: PE30 4GU

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	

## 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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103 Anthony Nolan Road King's Lynn PE30 4GU

**THREE BEDROOM TERRACED HOUSE, SPACIOUS CORNER PLOT WITH  
ALLOCATED PARKING**

**King's Lynn**

**£190,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





**ENTRANCE HALL**

Fitted carpet, window to front, double radiator, U-shaped staircase, understairs storage cupboard, cloakroom.

**CLOAKROOM**

Comprising of W.C, hand wash basin, obscured window to rear, double radiator, vinyl flooring.

**KITCHEN**

Range of wall mounted, base and drawer units, with worktop over, integrated oven and gas hob, sink with drainer, space and plumbing for washing machine and dishwasher, splash back wall tiling. Vinyl flooring, windows to front and rear, double radiator. 15'05 x 13'02 max (4.70m x 4.01m max )

**LOUNGE**

Fitted carpet, bay window to front, two double radiators, French doors to rear garden. 17'00 x 9'05 (including bay) (5.18m x 2.87m (including bay) )

**LANDING**

Fitted carpet, leading to all rooms, large airing cupboard with plenty of storage room.

**MASTER BEDROOM**

Fitted carpet, double radiator, window to front, two built-in wardrobes. 10'2 x 9'08 (3.10m x 2.95m)

**ENSUITE**

Comprising of a walk-in thermostatic shower enclosure, hand wash basin, W.C, double radiator, obscured window to rear and vinyl flooring.

**BEDROOM TWO**

Fitted carpet, double radiator, window to front, loft access. 15'09 max x 8'04 (4.80m max x 2.54m)

**BEDROOM THREE**

Fitted carpet, double radiator, window to rear. 11'11 max x 6'11 (3.63m max x 2.11m)

**BATHROOM**

Three piece suite comprising of W.C, hand wash basin, fitted bath, partial half-height surround wall tiling, obscured window to rear, double radiator, extractor fan and vinyl flooring. 6'11 x 6'05 (2.11m x 1.96m)

**REAR GARDEN**

Mainly laid to lawn with a central path and a patio border. Fully enclosed.

**IMPORTANT INFORMATION**

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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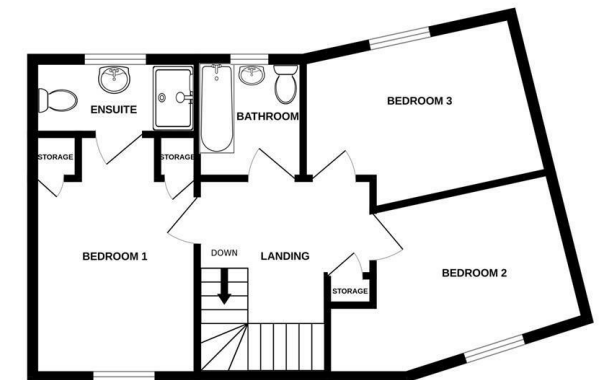
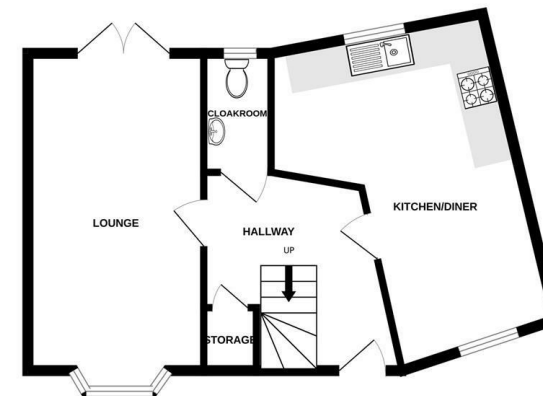
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**\*NO UPWARD CHAIN\*** Nestled on Anthony Nolan Road in King's Lynn, this delightful corner terraced house offers a perfect blend of comfort and modern living. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The master bedroom features an ensuite bathroom, providing a private retreat for relaxation. As you enter, you are greeted by a welcoming entrance hall that is flooded with natural light, setting a warm and inviting tone for the rest of the home. The spacious reception room is enhanced by a lovely bay window, which not only adds character but also allows for an abundance of sunlight to fill the space. French doors lead from the lounge into the garden, creating a seamless connection between indoor and outdoor living, perfect for entertaining or enjoying a quiet moment in the fresh air. The property is situated on a corner plot, offering additional space and thoughtful layout. One allocated parking space is also included, ensuring convenience for you and your guests. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. This charming home on Anthony Nolan Road is not just a property; it is a place where memories can be made. With its thoughtful design and prime location, it presents an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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