

DIRECTIONS

SATNAV: PE30 5BB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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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Delhi Hardwick Road King's Lynn PE30 5BB

THREE BEDROOM SEMI-DETACHED HOUSE WITH PRIVATE DRIVEWAY

King's Lynn

£275,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL

LOUNGE/DINER

24'8" x 11'9" (7.52m x 3.58m)

KITCHEN

12'6" x 8'4" (3.81m x 2.54m)

LOBBY

SHOWER ROOM

LANDING

BEDROOM ONE

15' x 11'4" (4.57m x 3.45m)

BEDROOM TWO

11'3" x 9'3" (3.43m x 2.82m)

BEDROOM THREE

9'10" x 9' (3.00m x 2.74m)

BATHROOM

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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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Located on Hardwick Road in the charming town of King's Lynn, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. As you enter, you are welcomed by a spacious hallway that leads to a large open-plan lounge and dining room, ideal for both relaxation and entertaining. The layout is designed to create a warm and inviting atmosphere, perfect for family gatherings or quiet evenings at home.

The property boasts three bedrooms, providing ample space for family living or guests. The upstairs family bathroom is complemented by a convenient downstairs shower room, ensuring that all your needs are met with ease and practicality.

One of the standout features of this home is the large fully enclosed rear garden, offering a private outdoor space for children to play or for you to enjoy a peaceful retreat. Additionally, the property benefits from a generous private driveway, providing off-street parking for multiple vehicles.

Situated close to the town centre, this residence is ideally located for those who wish to enjoy the amenities and attractions that King's Lynn has to offer. With its blend of space, comfort, and a prime location, this semi-detached house is a wonderful opportunity for families or individuals seeking a new home. Don't miss the chance to make this lovely property your own.



While every effort has been made to ensure the accuracy of the floor plans, measurements of areas, volumes, and other data are approximate and do not constitute a contract. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agents accept no liability for any errors or omissions. Made with Mapogen 12/2023



