

DIRECTIONS

Sat Nav- PE30 2FH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(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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9 Dereham Drive King's Lynn PE30 2FH

WELL PRESENTED TWO BEDROOM TERRACED HOUSE WITH PARKING

King's Lynn

£180,000 Freehold

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sales@brittons.net





ENTRANCE HALL

Doors leading to all rooms, stairs leading to first floor. Wood effect flooring.

KITCHEN

Range of base, wall and drawer units with work top over. Modern units with a stainless steel sink and drainer with mixer tap over, integrated electric oven and gas hob with extractor hood over. Integrated dishwasher. Space for fridge freezer, washing machine and a dining table. Window to the front aspect. Wood effect flooring. 14'5 x 7'2 (4.39m x 2.18m)

LOUNGE

Wood effect flooring, French patio doors opening onto patio and rear garden. Feature panelled wall. 14'3 x 8'7 (4.34m x 2.62m)

CLOAKROOM

Comprising of hand wash basin and W.C. Wood effect flooring.

BEDROOM ONE

Fitted carpet, window to rear aspect and single radiator. 14'3 x 7'11 (4.34m x 2.41m)

BEDROOM TWO

Fitted carpet, two windows both to the front aspect, airing cupboard and a single radiator. 14'3 8'5 max (4.34m 2.57m max)

BATHROOM

Three piece suite comprising of a hand wash basin with mixer tap over, W.C and bath with shower bar over. Half height tiling. Wood effect flooring. 7'0 x 6'5 (2.13m x 1.96m)

GARDEN

Mainly laid to lawn with a paved patio area. Rear gate providing access to parking area.

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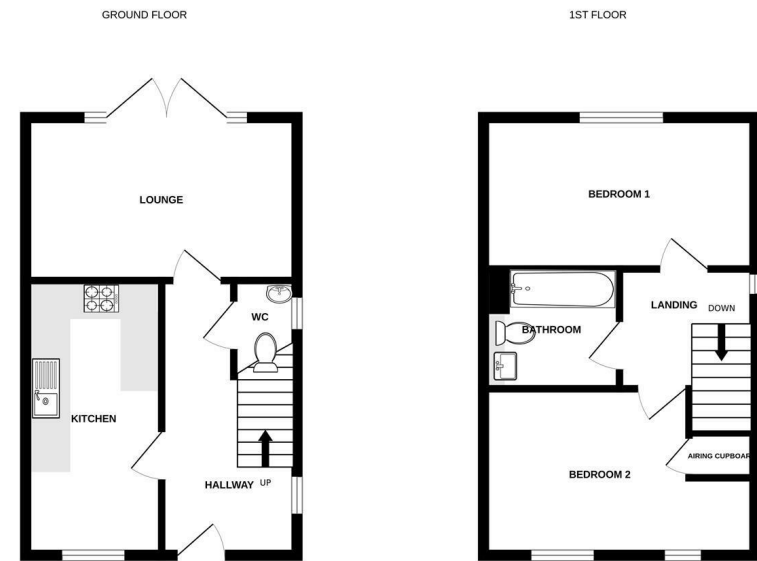
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Welcome to this charming terraced house located on Dereham Drive in the heart of King's Lynn. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals alike. As you enter, you are greeted by a welcoming lounge that features elegant French doors, which open up to a patio area in the rear garden. This space is perfect for entertaining guests or simply enjoying a quiet evening outdoors. The modern kitchen is designed with practicality in mind, providing space for a dining table, making it a wonderful spot for family meals or gatherings. The house boasts two spacious double bedrooms, ensuring plenty of room for relaxation and rest. The well-appointed bathroom adds to the functionality of the home, catering to all your daily needs. One of the standout features of this property is the off-street parking, a valuable asset in this bustling area. The location itself is incredibly convenient, situated near a leisure centre, various shops, and excellent transport links, making it easy to access all that King's Lynn has to offer. In summary, this terraced house on Dereham Drive presents a fantastic opportunity for those seeking a comfortable and well-located home. With its modern amenities and inviting atmosphere, it is sure to appeal to a wide range of potential buyers or renters. Don't miss the chance to make this lovely property your own.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given. Made with Metropix ©2025.



