

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 then turn right onto Winston Churchill Drive, right onto Regency Avenue, left onto Beaumont Way follow the road round, left onto Napier Close where the property can be found at the end of the road 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			
(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	87

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.



24 Napier Close King's Lynn Norfolk PE30 4UE

NICELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE EN-BLOC - NO UPWARD CHAIN

King's Lynn

£200,000 Freehold



PORCH	
HALLWAY Fitted carpet. Radiator.	5'9 x 3'0 (1.75m x 0.91m)
LOUNGE Laminate flooring. Radiator. Understairs cupboard. Radiator. Window to front aspect.	17'2 x 11'2 (5.23m x 3.40m)
KITCHEN/BREAKFAST ROOM Range of wall, base and drawer units with worktops over. Space for dishwasher and washing machine. Undercounter oven with gas hon. Radiator. Tiled flooring. Stairs to first floor. Two windows to rear aspect.	17'3 x 10'3 (5.26m x 3.12m)
REAR LOBBY Tiled floor. Radiator. Door to garden.	5'5 x 4'9 (1.65m x 1.45m)
CLOAKROOM Two piece suite comprising wash hand basin and w.c. Fully tiled. Radiator. Window to side aspect.	5'4 x 2'4 (1.63m x 0.71m)
LANDING Fitted carpet. Loft access.	9'0 x 6'7 (2.74m x 2.01m)
BEDROOM 1 Fitted carpet. Built-in wardrobes. Walk-in wardrobe. Radiator. Window to front aspect.	11'1 x 10'1 (3.38m x 3.07m)
BEDROOM 2 Floor boards. Radiator. Window to rear aspect.	10'4 x 10'0 (3.15m x 3.05m)
BEDROOM 3 Fitted carpet. Radiator. Cupboard. Window to front aspect.	8'2 x 6'9 (2.49m x 2.06m)
BATHROOM Four piece suite comprising, shower cubicle with electric shower, bath, wash hand basin and w.c. Airing cupboard. Tiled floor. Window to rear aspect.	7'2 x 4'7 < 7'0 (2.18m x 1.40m < 2.13m)
REAR GARDEN Laid to patio slabs. Storage room. Shed. Gate to:	
GARAGE-EN-BLOC Up & over door.	

We are delighted to offer this nicely presented three bedroom semi detached house with garage en-bloc. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising porch, hallway, lounge, kitchen/breakfast room, rear lobby and cloakroom on the ground floor with three bedrooms and bathroom on the first floor. The rear garden is laid to patio slabs with garden shed, storage room and to garage. 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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