

DIRECTIONS

SAT NAV: PE30 4RH

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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15 Lowfield King's Lynn Norfolk PE30 4RH

**IMMACULATELY PRESENTED THREE BEDROOM END OF TERRACE IN
CONVENIENT LOCATION CLOSE TO THE HOSPITAL**

King's Lynn

£205,000 Freehold

01553 692828
sales@brittons.net





HALLWAY

Tiled floor, storage cupboard, stairs to first floor and a double radiator.

CLOAKROOM

Comprising of a hand wash basin set within a vanity unit, W.C, tiled floor, window to front aspect and a double radiator.

LOUNGE

Wood effect flooring, fireplace, window to front aspect and a double radiator.

KITCHEN / DINER

Range of wall, base and drawer units with worktop over, integrated hob, oven and microwave. French doors to rear garden. Double radiator. Window to rear aspect. Tiled floor.

UTILITY

Tiled floor, door to rear garden. Space for washing machine.

LANDING

Wood effect flooring, two storage cupboards and loft access.

BATHROOM

Three piece suite comprising of a hand wash basin, W.C and bath with electric shower over. Headed towel rail, window to rear aspect and wood effect flooring.

BEDROOM ONE

Wood effect flooring, double radiator and window to front aspect.

BEDROOM TWO

Wood effect flooring, double radiator and window to rear aspect.

BEDROOM THREE

Wood effect flooring, double radiator and window to front aspect.

FRONT GARDEN

Enclosed garden with lawn and shrubs, wooden fencing and metal gate. Footpath to front door.

REAR GARDEN

Low maintenance brickweave enclosed rear garden with borders and decking area. Wooden gate to side footpath. Shed.

GARAGE

Door from garden. Up and over door to the front.

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157 x 11'9 (4.75m x 3.58m)

17'6 x 9'9 (5.33m x 2.97m)

8'2 x 4'1 (2.49m x 1.24m)

12'9 x 9'9 (3.89m x 2.97m)

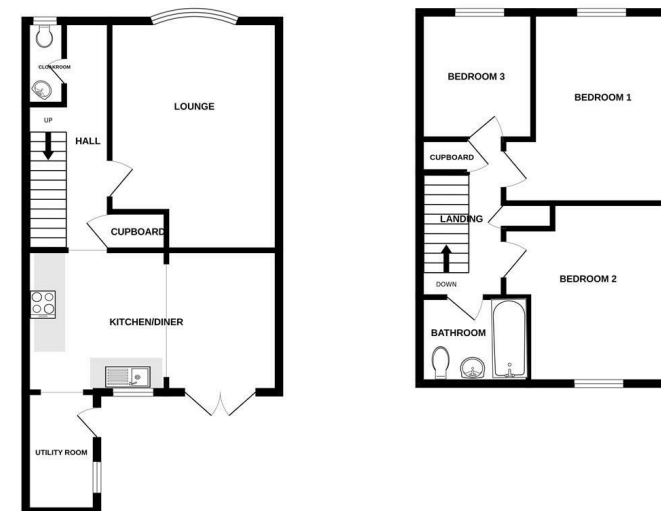
12'9 x 9'9 (3.89m x 2.97m)

8'9 x 7'9 (2.67m x 2.36m)

Situated in the charming area of Low Field, King's Lynn, this immaculately presented end-terrace house offers a perfect blend of modern living and convenience. Having been fully renovated to high standards by the current owners, this property boasts a contemporary design that is both stylish and functional. Upon entering, you will find an inviting reception room that provides ample space for relaxation and entertaining. The heart of the home is undoubtedly the spacious and bright kitchen diner, which features elegant French doors that lead directly into the low maintenance garden, creating a seamless indoor-outdoor flow. This delightful space is perfect for family gatherings or casual dining. The property comprises three well-proportioned bedrooms, providing comfortable accommodation for families or those seeking extra space. The bathroom is thoughtfully designed, ensuring practicality and comfort for everyday use. Situated in a highly convenient location, this home is in close proximity to the local hospital, making it an ideal choice for healthcare professionals or anyone seeking easy access to essential services. With its modern finishes and thoughtful renovations, this end-terrace house is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this stunning property your new home.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, levels and any other facts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as the basis for any professional judgement. The services and appliances shown have no been tested and no guarantee is to be given regarding their efficiency or life span.
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