

DIRECTIONS

From our King's Lynn Office, proceed onto St. James Street turning left onto the A148 keeping in left hand lane, then bear left onto the A148, signposted Cromer. Carry on over Dodman's bridge into the left hand lane when you need to take a left onto Homelands Road where the property can be found on the right hand side easily identified by our For Sale board. Parking round to the rear from the block of flats.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(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 Homelands Road King's Lynn Norfolk PE30 2QR

**TWO BEDROOM FIRST FLOOR FLAT WITH ALLOCATED PARKING SPACE.
CLOSE TO SCHOOLS AND AMEITITES IN THE HEART OF KING'S LYNN.**

King's Lynn

£125,000 Leasehold

01553 692828
sales@brittons.net





INNER HALLWAY

Fitted carpet, Entry phone for access in, Smoke alarm and storage cupboard.

12'4 x 3'6 (3.76m x 1.07m)

LOUNGE/KITCHEN

Three window to front aspects, two double radiators, Fitted carpet in lounge area which flows into vinyl flooring in the kitchen, Range of wall, base and drawer units with worktops over, integrated Electric oven, extractor hood and electric hob over, Space for free standing washing machine and fridge/freezer and Stainless steel bowl sink with mixer tap over.

27'9 x 12'1 (8.46m x 3.68m)

BATHROOM

Three piece suite comprising of hand wash basin, W.C, and bath with shower attachment over, vinyl flooring, Extractor fan and Double radiator.

6'6 x 6'2 (1.98m x 1.88m)

MASTER BEDROOM

Fitted carpet, Window to rear aspect and double radiator.

11'3 x 8'5 (3.43m x 2.57m)

BEDROOM TWO

Fitted carpet, Double radiator and window to rear aspect.

11'3 x 10'6 (3.43m x 3.20m)

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NO UPWARD CHAIN This fantastic first-floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat that is within touching distance of the town centre.

The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

One of the standout features of this property is the allocated parking space, a rare find in many urban settings, providing you with the convenience of off-road parking. Located in a central area of King's Lynn, you will find yourself within easy reach of local amenities, schools, and transport links, making this flat an excellent choice for those who value accessibility and community. In summary, this two-bedroom first-floor flat on Homeland Road is a wonderful opportunity for anyone looking to settle in a vibrant area with the added benefit of private parking. Don't miss the chance to make this charming property your new home.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the description provided, measurements of areas, volumes, weights and other facts are approximate and may vary slightly from the actual measurements. This plan is for illustrative purposes only and should not be used as a substitute for any professional plan. The agents accept no responsibility for any errors or omissions. Made with Mapbox 12/23



