

DIRECTIONS

SATNAV: PE30 4GJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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.



brittons
estate agents

www.brittons.net



172 Anthony Nolan Road King's Lynn PE30 4GJ

TWO BEDROOM SEMI-DETACHED HOUSE

King's Lynn

£200,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Window to Side aspect, radiator, doors to kitchen, WC and Lounge/dining.

8'8" x 6'6" (2.64m x 1.98m)

KITCHEN

Window to front aspect, Electric under counter oven, gas hob and extractor fan, space and plumbing for dishwasher and washing machine, radiator.

10'5" x 7'1" (3.18m x 2.16m)

WC

toilet and hand wash basin, radiator.

6'11" x 3'3" (2.11m x 0.99m)

LOUNGE/DINER

Window to conservatory, stairs up, radiators, French doors leading to conservatory.

15'9" x 14' (4.80m x 4.27m)

CONSERVATORY

Windows to all aspects, French doors to garden.

BEDROOM ONE

Window to front aspect, built in wardrobes, radiator, door to ensuite.

11' x 9'10" (3.35m x 3.00m)

ENSUITE

WC, hand wash basin and enclosed shower.

10'4" x 3'10" (3.15m x 1.17m)

BEDROOM TWO

Window to rear aspect, built in wardrobes, radiator.

12'1" x 9'2" (3.68m x 2.79m)

BATHROOM

WC, hand wash basin, bath with shower attachment, heated towel rail.

6' x 5'9" (1.83m x 1.75m)

IMPORTANT INFORMATION

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: 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.

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



Nestled on Anthony Nolan Road in King's Lynn, this delightful semi-detached house offers a perfect blend of comfort and modern living. With two spacious reception rooms, this home provides ample space for relaxation and entertaining guests. The property boasts two well-appointed bedrooms, including a master suite with an ensuite bathroom, ensuring privacy and convenience for the occupants.

One of the standout features of this residence is the three bathrooms, which cater to the needs of a busy household, making morning routines a breeze. The thoughtful layout enhances the flow of the home, allowing for both intimate family gatherings and larger social events.

For those who appreciate outdoor space, the property includes a lovely conservatory room, ideal for enjoying the tranquil surroundings or as a versatile space for hobbies and leisure. Additionally, off-road parking is available, providing ease and security for your vehicles.

This semi-detached home is not just a place to live; it is a sanctuary that combines practicality with style. With its prime location, you will find yourself within walking distance to the hospital and easy reach of local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Do not miss the opportunity to make this charming property your new home.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, weights and any other such data are approximate and no responsibility is taken for any inaccuracy or omission of any measurement. This plan is for illustrative purposes only and should be used as a guide only. The actual layout and dimensions of the property may vary from those shown in this plan. Made with Metronom (2024) - 1/11/2024



