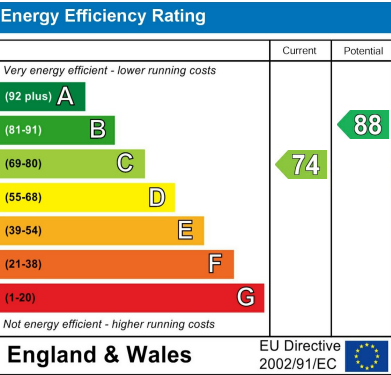


DIRECTIONS

SAT NAV: PE30 4QY



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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.

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28 Post Mill King's Lynn Norfolk PE30 4QY

WELL PRESENTED MODERN MID TERRACE THREE BEDROOM HOUSE
LOCATED NEAR THE HOSPITAL

King's Lynn

£205,000 Freehold

01553 692828
sales@brittons.net





HALLWAY Luxury vinyl tile flooring, under stairs storage, storage cupboard and a double radiator.	
CLOAKROOM Comprising of hand wash basin and a W.C, double radiator, window to front aspect and a luxury vinyl tile flooring.	4'10 x 4'8 (1.47m x 1.42m)
LOUNGE Luxury vinyl tile flooring, window to the front and rear aspect. Two double radiators.	
OPEN PLAN KITCHEN / LOUNGE / DINER Range of base, wall and drawer units with worktop over, integrated oven and hob with extractor hood over. Door to the rear lobby. Window to rear aspect. Luxury vinyl tile flooring.	20'5 max x 19'9 max (6.22m max x 6.02m max)
REAR LOBBY / UTILITY Plumbing for washing machine and side door to rear garden,	6'9 x 4'7 (2.06m x 1.40m)
STORAGE ROOM Window to side aspect.	9'6 x 4'7 (2.90m x 1.40m)
LANDING Fitted carpet, doors leading to all rooms and loft access.	
BATHROOM Three piece suite comprising of hand wash basin, W.C, and bath with taps with shower attachment over. Window to front aspect, airing cupboard, double radiator. Luxury vinyl tile flooring.	8'5 x 4'11 (2.57m x 1.50m)
BEDROOM ONE Luxury vinyl tile flooring, double radiator and window to rear aspect.	12'0 x 9'10 (3.66m x 3.00m)
BEDROOM TWO Luxury vinyl tile flooring, window to rear aspect and radiator.	8'10 x 8'10 (2.69m x 2.69m)
BEDROOM THREE Luxury vinyl tile flooring, window to front aspect, radiator and a built in cupboard.	9'5 x 8'0 (2.87m x 2.44m)
FRONT GARDEN Wooden picket fence to border the garden, lawn and a pathway to the front door.	
REAR GARDEN Enclosed rear garden with laid to lawn.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

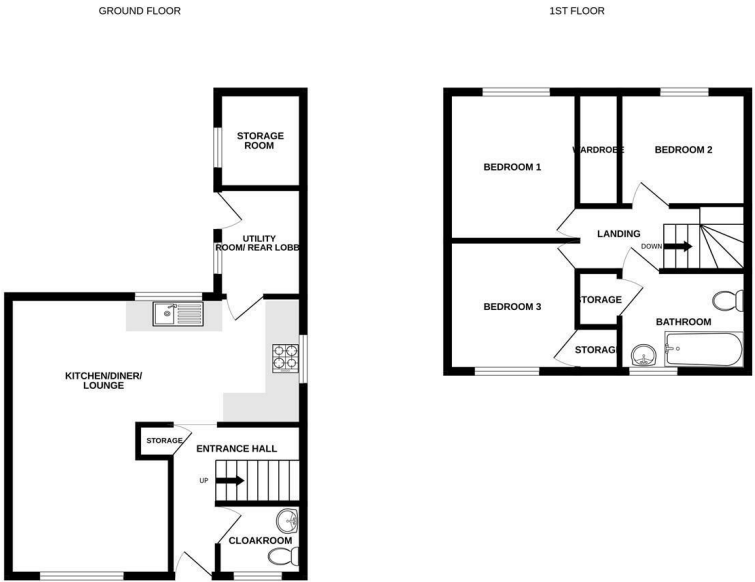
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Situated in Post Mill, King's Lynn, this delightful mid-terrace house presents an excellent opportunity for families seeking a modern and inviting home. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The heart of the home features a contemporary open-plan layout that seamlessly combines the kitchen, dining area, and lounge, creating a warm and welcoming environment perfect for both relaxation and entertaining. The property boasts a utility area, adding to the practicality of the space, while large windows throughout ensure that the interiors are light and airy. The thoughtful design enhances the overall sense of spaciousness, making it an ideal setting for family life. Conveniently located, this home is within easy reach of the Queen Elizabeth King's Lynn Hospital, as well as a variety of shops and schools, making it a perfect choice for those who value accessibility and community. This family home is ready to move into, offering a wonderful blend of modern living and comfort in a desirable location. Whether you are a first-time buyer or looking to settle down, this property is sure to meet your needs and exceed your expectations.



Whilst every attempt has been made to ensure the accuracy of the Property Particulars, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. They are to be used as a guide only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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