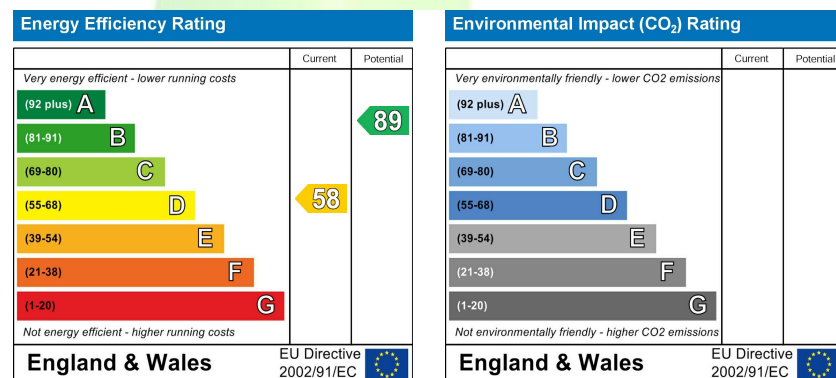


DIRECTIONS

From the Kings Lynn town centre proceed along Railway Road and continue onto John Kennedy Road passing over the first set of traffic lights, then proceed to the next set of traffic lights turning right onto Loke Road, then take the second turning on the right onto Birchwood Street where the property can be found on the right hand side easily identified by our For Sale board.



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.



15 Birchwood Street King's Lynn Norfolk PE30 2AG

THREE BEDROOM TERRACED HOUSE - INVESTORS ONLY - TENANT IN SITU

King's Lynn

£135,000 Freehold



LOUNGE/DINER Fitted carpet. Two double radiators. Window to front aspect.	24'0 x 11'4 (7.32m x 3.45m)
KITCHEN Range of wall, base and drawer units with worktops over. Vinyl flooring. Window to rear aspect.	9'10 x 6'5 (3.00m x 1.96m)
DOWNSTAIRS BATHROOM Three piece suite comprising bath with electric shower over, wash hand basin and w.c. Double radiator. Vinyl flooring. Two windows to side aspect.	6'10 x 5'2 (2.08m x 1.57m)
REAR LOBBY Door to courtyard.	5'10 x 3'4 (1.78m x 1.02m)
LANDING	
BEDROOM 1 Fitted carpet. Double radiator. Built-in cupboard. Window to front aspect.	11'4 x 10'2 (3.45m x 3.10m)
BEDROOM 2 Fitted carpet. Double radiator. Built-in cupboard. Window to rear aspect.	11'4 x 8'10 (3.45m x 2.69m)
LANDING	
BEDROOM 3 Fitted carpet. Window to front aspect.	10'8 x 10'3 (3.25m x 3.12m)
REAR COURTYARD	



***Investors Only* Tenant in Situ.** We are delighted to offer this three bedroom, three storey mid terrace house which benefits from gas central heating and uPVC double glazed windows. The accommodation is arranged over three floors comprising lounge/diner, kitchen, rear lobby and bathroom on ground floor, two bedrooms on the first floor with bedroom three on second floor. Rear courtyard garden.





