

DIRECTIONS

SAT NAV: PE30 4GY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		76	
(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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11 Tasburgh Close King's Lynn Norfolk PE30 4GY

WELL PRESENTED THREE BEDROOM END OF TERRACE HOUSE WITH GARAGE

King's Lynn

£235,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALLWAY

Laminate flooring, double radiator, stairs to first floor.

CLOAKROOM

Fitted carpet, double radiator, W.C, hand wash basin, extractor fan

KITCHEN

Range of wall-mounted, base and drawer units with worktop over. Stainless steel one and half bowl sink and drainer, integrated Bosch oven and gas hob. Vinyl flooring, double radiator, window to front aspect, 11'1 x 8'8 (3.38m x 2.64m)

LOUNGE

Fitted carpet, two double radiators, French doors and window to rear garden, under stair storage cupboard. 15'8 x 13'8 (4.78m x 4.17m)

LANDING

Fitted carpet, loft access, leading to all rooms.

MASTER BEDROOM

Fitted carpet, double radiator, window to front aspect, built-in wardrobe. En-suite. 11'1 x 9'3 (3.38m x 2.82m)

ENSUITE

Fitted carpet, obscured window to side, double radiator, W.C, hand wash basin, walk-in shower enclosure.

BEDROOM TWO

Fitted carpet, double radiator, window to rear garden with open park views. 9'5 x 8'3 (2.87m x 2.51m)

BEDROOM THREE

Fitted carpet, double radiator, window to rear garden with open park views. 7'2 x 6'6 (2.18m x 1.98m)

BATHROOM

Three piece suite comprising of W.C, hand wash basin, fitted bath with double aspect splashback wall tiling, extractor fan. Fitted carpet, double radiator, obscured window to front aspect. 7'2 x 6'6 (2.18m x 1.98m)

GARAGE

Parking in front of garage 17'08 x 8'02 (5.38m x 2.49m)

FRONT OF PROPERTY

Area of lawn with a patio pathway to the front door.

REAR OF PROPERTY

Mainly laid to lawn side access to garage, timber shed, patio pathway. Gate access to rear.

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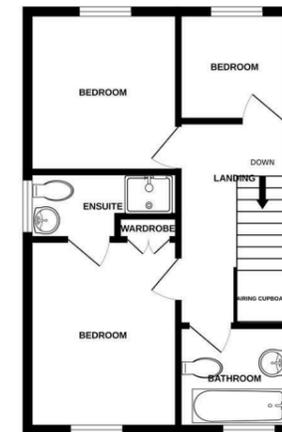
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Welcome to this charming end-terrace house located on the desirable Tasburgh Close, perfectly situated for easy access to the Queen Elizabeth Hospital in King's Lynn. This delightful property boasts a bright and spacious layout, enhanced by large windows in the lounge that invite an abundance of natural light, creating a warm and inviting atmosphere. The house features three well-proportioned bedrooms, including a master suite complete with an ensuite shower room, providing a private retreat for relaxation. This home is ideal for families or those who enjoy having extra space for guests. One of the standout features of this property is the larger than average rear garden, offering ample outdoor space for gardening, entertaining, or simply enjoying the fresh air. Additionally, the property includes a garage with parking, ensuring convenience and security for your vehicle. This home is not only practical but also offers a wonderful opportunity for comfortable living in a sought-after location. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with 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. Made with Metrepro ©2020



