

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 where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	65	87	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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.



109 Loke Road King's Lynn Norfolk PE30 2BE

THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY

King's Lynn

£180,000 Freehold



HALLWAY

LOUNGE

15'2 x 10'3 (4.62m x 3.12m)

KITCHEN/DINER

19'2 into recess x 12'10 max (5.84m into recess x 3.91m max)

UTILITY

9'2 max x 8'1 max (2.79m max x 2.46m max)

CLOAKROOM

Off the utility.

BEDROOM 1

With fitted wardrobes.

12'11 x 10'3 into recess (3.94m x 3.12m into recess)

BEDROOM 2

With fitted wardrobes.

12'11 x 10'1 into recess (3.94m x 3.07m into recess)

BEDROOM 3

8'7 x 8'2 (2.62m x 2.49m)

BATHROOM

With shower cubicle and vanity unit.

7'4 x 5'9 (2.24m x 1.75m)

FRONT GARDEN

Small front garden with brick weave driveway.

REAR GARDEN

We are delighted to offer this well presented three bedroom semi detached house with driveway close to the town centre. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising of hallway, lounge, kitchen/diner, utility and cloakroom on the ground floor with three bedrooms and shower room on the first floor. Outside offers a small front garden with brickweaved driveway. The rear garden is mainly laid to slate chippings with shrubs/flower beds, patio area and slabbed pathway.



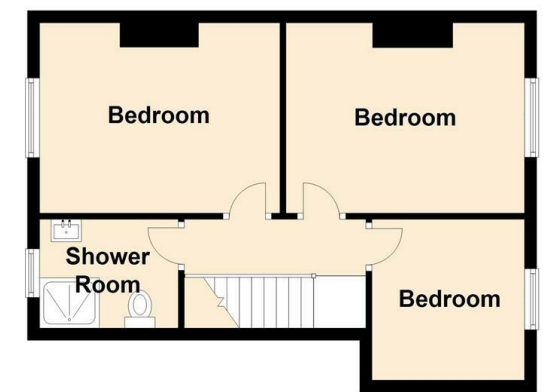
Ground Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



Total area: approx. 93.3 sq. metres (1003.7 sq. feet)



