



1 Lynwood Terrace, King's Lynn, PE30 5HN

£150,000

Ark Property Centre are delighted to offer for sale this three/four bedroom three storey house in Kings Lynn. In need of updating this property is offered for sale with no onward chain and comprises entrance hall, downstairs shower room, bedroom 4/study, lounge, kitchen diner, three bedrooms and family bathroom. Externally there is an integral single garage and courtyard garden to the rear.

Entrance Hall

Textured ceiling, wall mounted gas heater. Stairs to first floor landing. UPVC double glazed window and UPVC double glazed door to rear. Door to bedroom 4 or ground floor office. Door to:-

Ground floor shower room 9'3" x 2'8" (2.84 x 0.82)



UPVC double glazed window to front. Part ceramic wall tiling, pedestal wash hand basin, toilet. Built-in shower area with ceramic wall tiling and fitted electric shower.

Bedroom 4/Office 10'5" x 9'1" (3.20m x 2.77m)



Skimmed ceiling, UPVC double glazed window to rear.

First floor landing

Textured ceiling, UPVC double glazed window to rear. Opening to living room. Stairs to second floor. Opening into:

Kitchen Diner 14'5" x 15'2" max (4.41m x 4.63m max)



Textured ceiling, UPVC double glazed windows to rear. Wall and base units with work surfaces over. Stainless steel sink with double drainer. Cupboard housing gas fired warm air central heating boiler.

Living room 14'5" x 11'1" (4.41m x 3.38m)



Textured ceiling, television point. UPVC double glazed windows to front.

Second floor landing

Textured ceiling, access to roof space, airing cupboard housing hot water cylinder. Doors to bedrooms and bathroom.

Bedroom 1 8'8" x 14'0" (2.66m x 4.28m)



Textured ceiling, power points, UPVC double glazed window to front.

Bedroom 2 8'8" x 12'2" (2.66m x 3.73m)

Textured ceiling, power points, UPVC double glazed window to front.

Bedroom 3 5'8" x 11'0" (1.74m x 3.37m)

Textured ceiling, power points, UPVC double glazed window to rear.

Bathroom

Textured ceiling, UPVC double glazed windows to rear. Part ceramic wall tiling. Suite comprising panel bath with electric shower over, pedestal wash hand basin and toilet.

Outside

To the front of the property is garage access. The rear courtyard is hard landscaped with side access.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: B

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Additional Information

This property is of non standard construction so buyers are encouraged to check with their financial advisor as to the suitability of their mortgage product.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment

has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

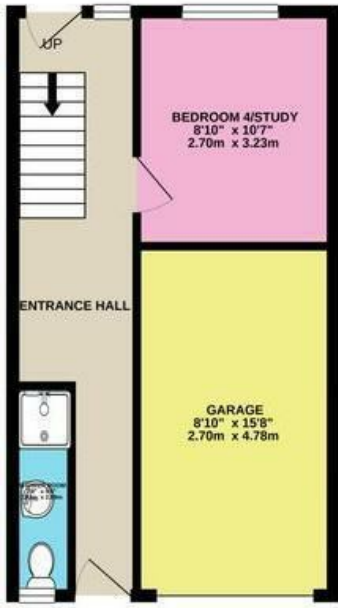
For location purposes the postcode of this property is: PE30 5HN.

Viewing Arrangements

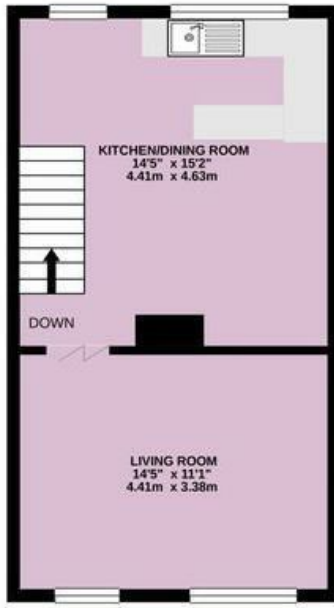
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan

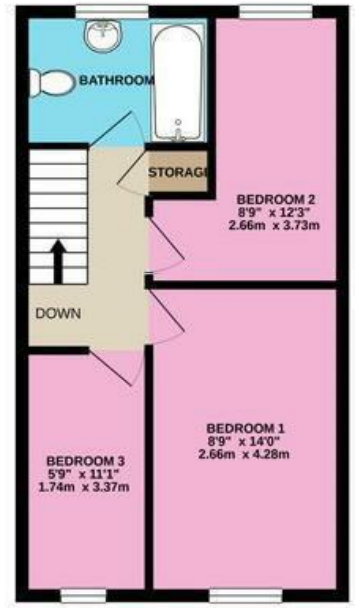
GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



2ND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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