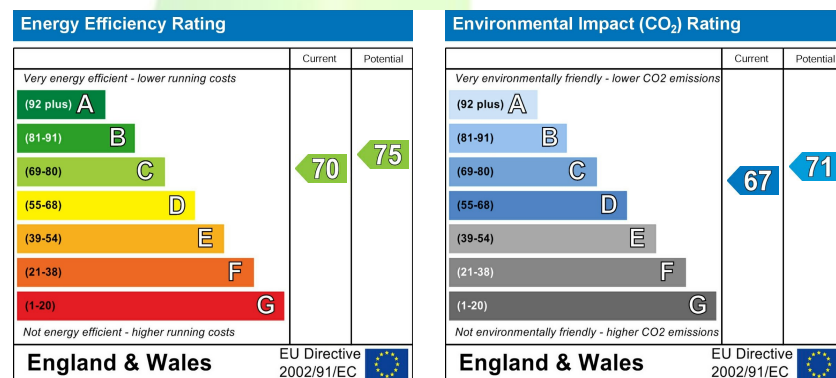


DIRECTIONS

From King's Lynn proceed on London Road, turning right onto Valingers Road, at the end of the road bear left into Friars Street where the property can be found on the right 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.



20 Friars Street King's Lynn Norfolk PE30 5AP

THREE STOREY, THREE BEDROOM, MID TERRACED HOUSE

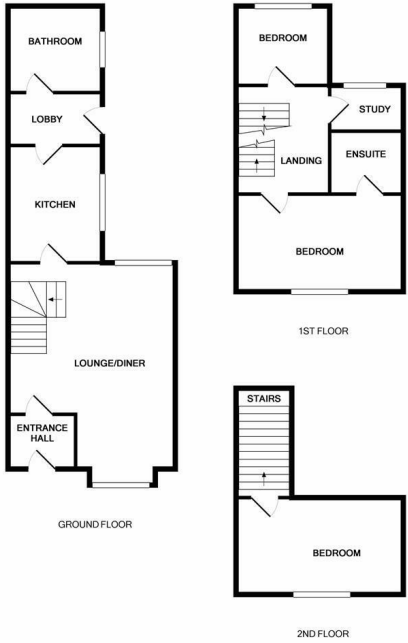
King's Lynn

£165,000 Freehold



ENTRANCE PORCH	
LOUNGE/DINER	26'10"max x 11'9" (8.18m"max x 3.58m")
KITCHEN	10'0"max x 6'4" (3.05m"max x 1.93m")
REAR LOBBY	6'10" x 5'10" (2.08m" x 1.78m")
STUDY	6'4" x 5'11" (1.93m" x 1.80m")
BEDROOM 1	12'2" x 12'2" (3.71m" x 3.71m")
EN-SUITE Shower/wc/hand basin	
BEDROOM 2	9'5" x 6'8" (2.87m" x 2.03m")
BEDROOM 3	10'9"max x 10'5"max into eaves (3.28m"max x 3.18m"max into eaves)
SHOWER ROOM	
REAR COURTYARD	

Brittons are proud to offer this Three Storey, Three Bedroom Mid Terraced House which benefits from gas central heating. The accommodation is arranged over three floors comprising of entrance porch, lounge/diner, kitchen, study, rear lobby and bathroom on the ground floor, master bedroom with en-suite, a further bedroom on the first floor and a third bedroom on the second floor. Outside offers front and rear courtyard with driveway parking at the rear of the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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