

## DIRECTIONS

From Kings Lynn travel along the A148 towards Downham Market. At second roundabout take 2nd exit, turn right onto Watlington Road, continue forward onto Lynn Road, then right onto Church Road, continue forward onto School Road, turn left onto Station Road, turn left onto John Davis Way and then right onto Paige Close where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			91
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.



31 Paige Close Watlington King's Lynn Norfolk PE33 0TQ

**THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE & DRIVEWAY  
NO UPWARD CHAIN**

**Watlington**

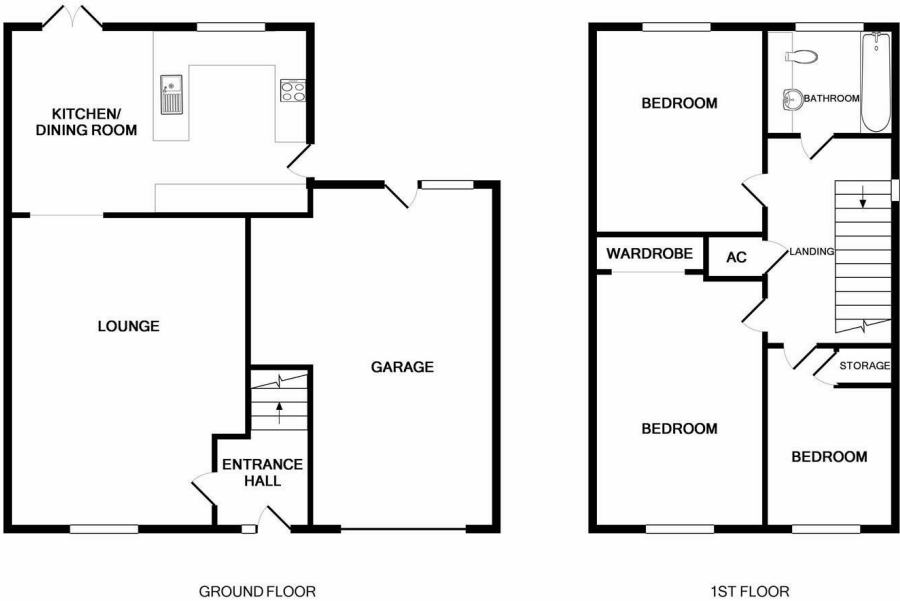
**£189,950 Freehold**



- HALLWAY**  
Radiator. Stairs leading to first floor.
- LOUNGE** 14'5 max x 11'9 max (4.39m max x 3.58m max)  
TV Point. Telephone point. Electric fire. Radiator. Window to front aspect.
- KITCHEN/DINER** 15'1 x 11'0 (4.60m x 3.35m)  
Wall, base and drawer units. Integral dishwasher and fridge. Gas hob. Electric oven. TV Point. Radiator. Window to rear aspect. French doors. Rear door to garden.
- LANDING**
- BEDROOM 1** 15'8 in alcove x 8'8 (4.78m in alcove x 2.64m)  
TV Point. Radiator. Window to front aspect.
- BEDROOM 2** 10'1 x 8'8 (3.07m x 2.64m)  
TV Point. Radiator. Window to rear aspect.
- BEDROOM 3** 10'5 max x 6'3 (3.18m max x 1.91m)  
Radiator. Window to front aspect.
- BATHROOM** 6'2 x 5'11 (1.88m x 1.80m)  
Three piece suite comprising P-Shaped bath with Thermo shower over, wash hand basin and w.c. Radiator. Window to rear aspect.
- SINGLE GARAGE**  
Plumbing for washing machine.
- FRONT GARDEN**  
Mainly laid to lawn with tree and gravel driveway.
- REAR GARDEN**  
Mainly laid to lawn with shrubs and patio.



We are delighted to offer this three bedroom semi detached house with single garage and gravel driveway. The property benefits from gas central heating, uPVC double glazing and solar panels. The accommodation is arranged over two floors comprising hallway, lounge and kitchen/diner on the ground floor with three bedrooms and bathroom on the first floor. The front garden is laid to lawn with tree and gravel driveway, rear garden mainly laid to lawn with shrubs and patio. No Upward Chain.



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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