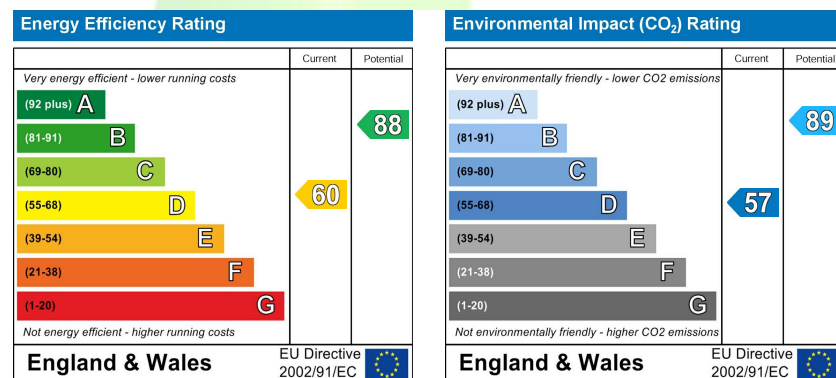


DIRECTIONS

From Kings Lynn town centre proceed out towards the South Gates along London Road, then take the first right onto Valingers Road where the property can be found on the right hand 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.



19a Valingers Road King's Lynn Norfolk PE30 5HD

**VERY WELL PRESENTED TWO BEDROOM MID TERRACE HOUSE
NO UPWARD CHAIN**

King's Lynn

£142,000 Freehold



ENTRANCE HALL

CLOAKROOM

Two piece suite comprising wash hand basin and w.c. Tiled flooring. Double radiator.

9'10 x 2'9 (3.00m x 0.84m)

LOUNGE/DINER

Wood flooring. Storage cupboard. Large fitted book case. Two double radiators. Two sash windows to front aspect.

20'5 x 14'8 max (6.22m x 4.47m max)

KITCHEN

Range of wall, base and drawer units. Oven and hob. Wood flooring.

9'7 x 5'10 (2.92m x 1.78m)

UTILITY

Tiled flooring.

12'4 x 3'7 max (3.76m x 1.09m max)

LANDING

Fitted carpet. Double radiator.

BEDROOM 1

Built-in wardrobe. Fitted carpet. Double radiator. Window to front aspect.

14'4 x 12'0 (4.37m x 3.66m)

BEDROOM 2

Fitted carpet. Double radiator. Window to front aspect.

11'10 x 9'3 (3.61m x 2.82m)

BATHROOM

Two piece suite comprising bath with Thermo Mixer shower over and wash hand basin. Double radiator. Tiled floor. Velux window.

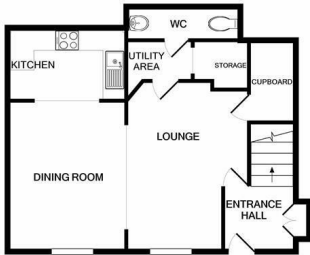
6'6 max x 5'11 (1.98m max x 1.80m)

SEPARATE W.C.

Window to rear aspect.

5'3 x 2'7 (1.60m x 0.79m)

We are delighted to offer this unique two bedroom mid terrace character property which benefits from gas central heating. The accommodation is arranged over two floors comprising entrance hall, cloakroom, lounge/diner, kitchen and utility on the ground floor with two bedrooms, bathroom and separate w.c. on the first floor. The house is located within walking distance of the town centre and transport links to Cambridge and London. No Upward Chain.



GROUND FLOOR



1ST FLOOR

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.
Made with Metreplan 6/2020



