

DIRECTIONS

From Kings Lynn town centre continue out of town along London Road when approaching the Southgates roundabout take the 3rd exit, at the next roundabout take the 1st exit, continue to the next roundabout and take the 1st exit. At the next roundabout take the 3rd exit then merge onto the A47. Then at the next roundabout take the 1st exit onto the A47. When entering Terrington St John, turn left onto Main Road, turn right onto St Johns Road where the property can be found on the right hand side easily identified by our For Sale board.

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	80

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			
Not environmentally friendly - higher CO ₂ 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.



23 St. Johns Road Tilney St. Lawrence King's Lynn Norfolk PE34 4QJ

NICELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY

Tilney St. Lawrence

£260,000 Freehold



LOUNGE	22'9 x 11'11 < 15'1 (6.93m x 3.63m < 4.60m)
Fitted carpet. Two radiators. Log burner. Understairs cupboard. Feature fireplace. Windows to front and side aspects.	
KITCHEN	14'5 x 13'1 x 6'8 x 5'8 (4.39m x 3.99m x 2.03m x 1.73m)
Range of wall, base and drawer units with worktops over. Space for dishwasher and Range Cooker with Extractor over. Radiator. Two windows and door to side aspect.	
UTILITY/CLOAKROOM	8'5 x 5'6 (2.57m x 1.68m)
Two piece suite comprising wash hand basin and w.c. Heated towel rail. Space for washing machine and tumble dryer. Windows to side and rear aspects.	
BEDROOM 3	12'9 x 7'11 (3.89m x 2.41m)
Wooden floor. Radiator. Window to rear aspect.	
EN-SUITE SHOWER ROOM	8'9 x 3'7 (2.67m x 1.09m)
Three piece suite comprising walk-in shower, wash hand basin and w.c. Wooden floor. Window to side aspect.	
LANDING	6'4 x 2'1 (1.93m x 0.64m)
BEDROOM 1	11'10 x 10'6 (3.61m x 3.20m)
Fitted carpet. Radiator. Cupboard. Window to front aspect.	
BEDROOM 2	11'11 x 8'7 (3.63m x 2.62m)
Wooden floor. Radiator. Window to rear aspect.	
BATHROOM	
Three piece suite comprising bath with mains shower over, wash hand basin and w.c. Double radiator. Vinyl flooring. Window to rear aspect.	
SHARED DRIVEWAY	
to side of property with access to the rear through five bar gate.	
FRONT GARDEN	
Laid to lawn with block weave paving and picket fence.	
REAR GARDEN	
Laid to lawn and shingle with decking area.	

We are delighted to offer this nicely presented three bedroom semi detached house with shared driveway to the rear. The property benefits from air source heating and uPVC double glazing. The accommodation is arranged over two floors comprising lounge, kitchen, utility/cloakroom, bedroom three with en-suite shower room to the ground floor with two bedrooms and bathroom on the first floor. The front garden is laid to lawn with block weave paving and picket fence. The rear garden is laid to lawn and shingle with decking area.





