

## DIRECTIONS

SAT NAV: PE30 3BF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		74	
(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	

## 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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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46 Fern Road King's Lynn PE30 3BF

**TWO BEDROOM SEMI DETACHED HOUSE WITH TWO ALLOCATED  
PARKING SPACES**

**King's Lynn**

**£195,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





**ENTRANCE HALL / PORCH**

**KITCHEN**

Range of base, wall and drawer units with worktop over. Integrated oven with hob and extractor hood over. Space for dishwasher/ tumble drier and washing machine. Space for fridge freezer. Vinyl flooring, Window to rear aspect and patio doors to the rear garden.

**LOUNGE**

Fitted carpet, stairs to first floor, window to the front aspect and a single radiator.

**CLOAKROOM**

Comprising of hand wash basin and a W.C

**BEDROOM ONE**

Wood effect flooring, window to the front aspect and a single radiator.

**BEDROOM TWO**

Wood effect flooring, window to rear aspect and a single radiator.

**BATHROOM**

Three piece suite comprising of hand wash basin, W.C and a bath with shower over. Window to the side aspect.

**FRONT OF PROPERTY**

Brick weave driveway with space for two vehicles.

**REAR OF PROPERTY**

Low maintenance garden mainly laid to patio, decking area with space for table and chairs. Shingle and a timber shed.

**IMPORTANT INFORMATION**

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

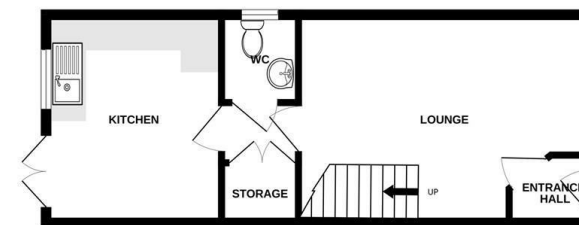
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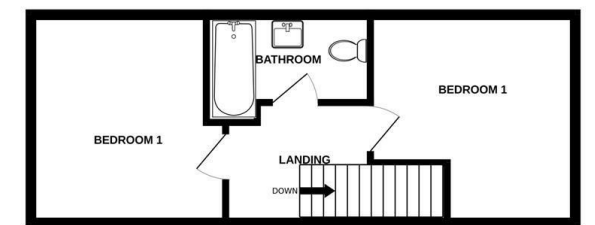
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Nestled on Fern Road in King's Lynn, this delightful semi-detached house presents an excellent opportunity for first-time buyers and investors alike. With its inviting layout and practical features, this property is sure to impress. Upon entering, you are welcomed into a comfortable reception room that leads seamlessly into a spacious kitchen. This well-appointed kitchen not only offers space for a dining table, making it perfect for family meals or entertaining guests, but also provides convenient access to the low-maintenance garden. The garden is an ideal outdoor space for relaxation or play, requiring minimal upkeep. The ground floor also boasts a handy cloakroom, adding to the practicality of the home. Ascend the staircase from the lounge to discover two well-proportioned bedrooms on the first floor, providing a peaceful retreat for rest and relaxation. The layout is thoughtfully designed to maximize space and comfort. For those with vehicles, the property includes two parking spaces on the driveway, ensuring convenience for residents and visitors alike. Previously a rental property, this home has been well-maintained and is ready for its new owners to move in and make it their own. In summary, this semi-detached house on Fern Road is a fantastic choice for anyone looking to enter the property market or expand their investment portfolio. With its appealing features and prime location, it is a must-see for prospective buyers. - NO UPWARD CHAIN

GROUND FLOOR



1ST FLOOR



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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