

DIRECTIONS

SATNAV: PE30 2NW

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		

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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13 Lady Jane Grey Road King's Lynn PE30 2NW

BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED HOUSE

King's Lynn

£220,000 Freehold

01553 692828
sales@brittons.net





KING'S LYNN

King's Lynn offers an excellent range of amenities, making it one of West Norfolk's most popular market towns. Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants, and leisure facilities, alongside the Vancouver Quarter and Hardwick Retail Park for everyday shopping. The town is well served by highly regarded schools, the Queen Elizabeth Hospital, and a variety of sports clubs and recreational spaces, including The Walks park. For commuters, King's Lynn railway station provides direct services to Cambridge and London King's Cross, while excellent road links via the A47 and A10 offer convenient access across the region. Combining rich history, a vibrant town centre, and modern conveniences, King's Lynn provides an ideal balance of lifestyle and connectivity for families, professionals, and retirees alike.

PORCH

Laminate flooring, storage cupboard, door to lounge.

5'3" x 4'6" (1.60m x 1.37m)

LOUNGE

Laminate flooring, radiator, window to front aspect, stairs to first floor, door to kitchen/diner.

15'11" x 10'10" (4.85m x 3.30m)

KITCHEN/DINER

wood effect flooring, double radiator, two window to rear aspect, integrated fridge-freezer, dishwasher, oven and hob. Door to side lobby and WC and door to rear garden.

17'5" x 8'8" (5.31m x 2.64m)

WC

WC, handbasin and heated towel rail.

LANDING

Carpeted, window to side aspect, access to loft.

FAMILY BATHROOM

Tiled floor and walls, window to rear aspect, bath, electric shower over bath, handbasin, WC and extractor fan.

8' x 5'5" (2.44m x 1.65m)

BEDROOM ONE

Laminate flooring, double radiator, windows to front aspect, door to walk in wardrobe.

15'9" x 11'1" (4.80m x 3.38m)

BEDROOM TWO

Wood effect flooring, double radiator, window to rear aspect, built-in wardrobes with sliding doors.

10'6" x 10'3" (3.20m x 3.12m)

FRONT GARDEN

Path to front porch, decorative slate, wood store, single pedestrian gate to rear garden. At the very front of the property is a double timber gate to rear garden, for vehicle access.

REAR GARDEN

Area of brick, hard standing behind the double timber gates, large enough for caravan. Two storage sheds, brick built, one has light and the other has light and power. The garden is mainly laid to lawn with a cover patio area.

IMPORTANT INFORMATION

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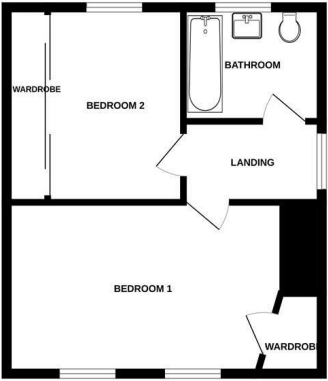
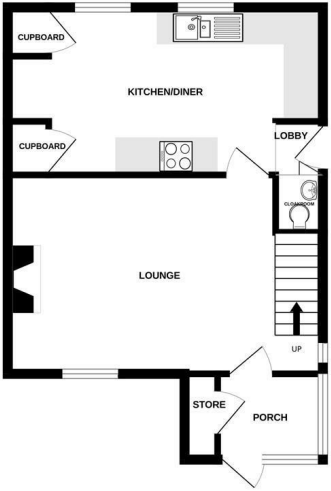
MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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This fabulous semi-detached house presents a delightful opportunity for those seeking a well-presented and recently renovated home. With two inviting bedrooms and a thoughtfully designed bathroom, this property is perfect for small families or couples looking for a comfortable living space. The spacious kitchen diner, which offers ample room for a table and chairs, making it an ideal setting for family meals or entertaining guests. The lounge features a cosy wood burner, providing a warm and inviting atmosphere during the colder months. Outside, the property boasts a beautifully maintained garden, primarily laid to lawn, with a wooden pergola that covers a charming patio area. This outdoor space is perfect for social gatherings or simply enjoying a quiet afternoon in the sun. Additionally, there are two brick-built storage sheds, providing practical solutions for garden tools and equipment. For those with vehicles or outdoor hobbies, the hard standing area offers generous parking space, easily accommodating a caravan, motorhome, or boat. This feature adds to the property's appeal, making it a versatile choice for various lifestyles. In summary, this semi-detached house on Lady Jane Grey Road is a wonderful blend of modern comfort and outdoor charm, making it an excellent choice for anyone looking to settle in King's Lynn. Don't miss the chance to make this lovely property your new home.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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