



**britttons**  
estate agents

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### DIRECTIONS

Head out of Kings Lynn along London Road to the South Gates roundabout. Take the fourth exit onto Wisbech 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 |           |

### 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.



Plot 1 Newman Court King's Lynn Norfolk PE30 5PS

**NEWLY BUILT THREE BEDROOM, THREE STOREY TOWNHOUSE WITH TWO PARKING SPACES AND NO UPWARD CHAIN**

**King's Lynn**

**£220,000 Freehold**

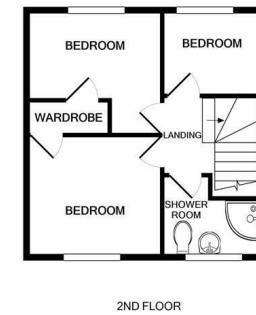
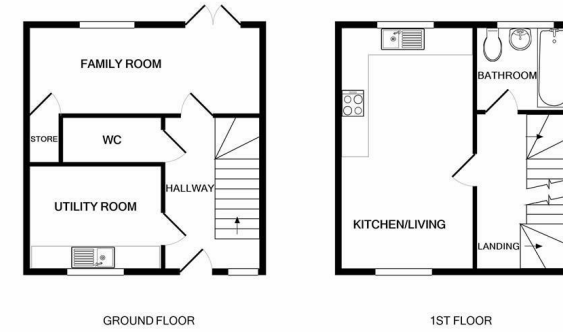
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- HALLWAY** 11'5" x 7'4" (3.5 x 2.25)  
Vinyl flooring. Double radiator. Stairs to first floor.
- CLOAKROOM** 7'6" x 4'5" (2.3 x 1.35)  
Two piece suite comprising vanity wash hand basin and w.c. Vinyl flooring. Heated towel rail. Extractor fan.
- FAMILY ROOM** 16'9" x 7'10" (5.127 x 2.400)  
Built-in cupboard. Double radiator. Vinyl flooring. Four double sockets. Window to rear aspect. French doors to rear garden.
- UTILITY** 10'1" x 7'11" (3.077 x 2.415)  
Base unit with basin and drainer. Space for washing machine and tumble dryer. Two double and one single socket. Smoke alarm, Double radiator. Vinyl flooring. Window to rear aspect.
- LANDING**  
Fitted carpet. Double radiator. Double socket. Smoke alarm. Stairs to second floor. Window to rear aspect.
- KITCHEN/LIVING AREA** 6.36 x 3.077 (1.83m.10.97m x 0.91m.23.47m)  
Range of wall, base and drawer units with worktops over. Integrated dishwasher, fridge/freezer, oven and hob. Double radiator. Vinyl flooring. Windows to front and rear aspects. TV Aerial Socket. Nine double sockets. Extractor fan. Smoke alarm.
- BATHROOM** 6'4" x 6'3" (1.95 x 1.92)  
Three piece suite comprising bath with mixer taps over, wash hand basin and w.c. Vinyl flooring. Heated towel rail. Shaver point. Extractor fan. Window to front aspect.
- 2ND LANDING**  
Fitted carpet. Loft access. Smoke alarm.
- BEDROOM 1** 10'1" x 9'2" (3.077 x 2.811)  
Fitted carpet. Built-in wardrobe. Three double sockets. TV Point. Double radiator. Window to front aspect.
- BEDROOM 2** 12'4" x 8'10" (3.77 x 2.70)  
Fitted carpet. Built-in wardrobe. Three double sockets. TV Point. Double radiator. Window to rear aspect.
- BEDROOM 3** 7'10" x 6'4" (2.40 x 1.95)  
Fitted carpet. Three double sockets. TV Point. Double radiator. Window to front aspect.
- SHOWER ROOM** 6'3" max x 5'8" (1.92 max x 1.73)  
Shower enclosure, vanity wash hand basin and w.c. Vinyl flooring. Heated towel rail. Extractor fan. Window to rear aspect.
- TWO PARKING SPACES**
- FRONT GARDEN**
- REAR GARDEN**  
Mainly laid to lawn with patio.

We are delighted to offer this newly built three bedroom, three storey townhouse with two parking spaces. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over three floors comprising hallway, cloakroom, family room and utility on the ground floor, kitchen/living area and bathroom on the first floor, three bedrooms and shower room on the second floor. Front and rear gardens. No Upward Chain.  
N.B. Photographs and floor plans are for illustrative purposes. Measurements are given as a guide. Completed dwellings may differ.



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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