

DIRECTIONS

SAT NAV: PE30 4GS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		77	
(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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7 Monkton Way King's Lynn PE30 4GS

TWO BEDROOM TERRACED HOUSE IN KING'S LYNN WITH PARKING

King's Lynn

£160,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Vinyl tile flooring, stairs to first floor and doors to all rooms.

CLOAKROOM

Comprising of hand wash basin and W.C Window to front aspect.

KITCHEN

Range of base, wall and drawer units with worktop over. Integrated oven with hob and extractor hood over. Stainless steel sink and drainer with mixer taps over. Space for washing machine and fridge freezer. Plinth heater. Window to the front aspect. 10'10 x 6'1 (3.30m x 1.85m)

LOUNGE

Vinyl tile flooring, French doors to the garden. 14'2 x 12'7 (4.32m x 3.84m)

LANDING

Doors to all rooms.

BEDROOM ONE

Fitted carpet, built in wardrobes and window to the rear aspect. 12'7 x 9'0 (3.84m x 2.74m)

BEDROOM TWO

Fitted carpet, Window to front aspect and airing cupboard housing gas boiler. 12'7 x 7'1 (3.84m x 2.16m)

BATHROOM

Three piece suite comprising of hand wash basin, W.C, and a bath with mains shower over. Shaver socket, extractor and tiled splash backs. 6'05 x 6'0 (1.96m x 1.83m)

REAR OF PROPERTY

Mainly laid to lawn, timber shed, patio area and rear access gateway. Parking space to the rear.

FRONT OF PROPERTY

Low maintenance garden set within a brickweave courtyard where there is ample parking.

IMPORTANT INFORMATION

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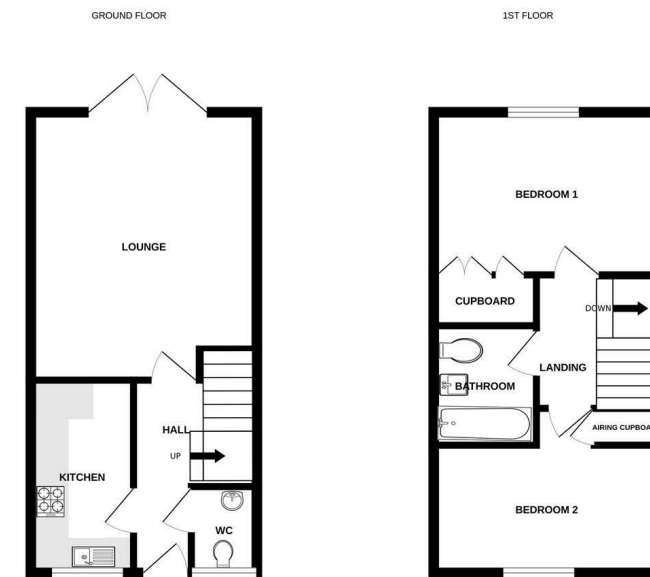
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee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

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Nestled in the charming area of Monkton Way, King's Lynn, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a sound investment. The property boasts two well-proportioned bedrooms and a comfortable reception room, providing ample space for relaxation and entertaining. The interior is neutrally decorated throughout, allowing for a personal touch to be added by its new owners. The lounge features elegant French doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor living. This inviting space is perfect for enjoying sunny days or hosting gatherings with friends and family. One of the notable advantages of this property is the parking space located at the rear. This feature adds convenience and peace of mind, making it an ideal choice for those with vehicles. Additionally, the property is offered with no upward chain, ensuring a smooth and efficient purchasing process. Whether you are looking to make your first step onto the property ladder or seeking a reliable investment, this house on Monkton Way is a must-see. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this lovely home.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, masses and quantities shown are approximate and no responsibility is accepted for any error or omission or for any loss or damage, howsoever caused, arising from the use of the information contained here. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years. Made with Metaplan 12/2018



