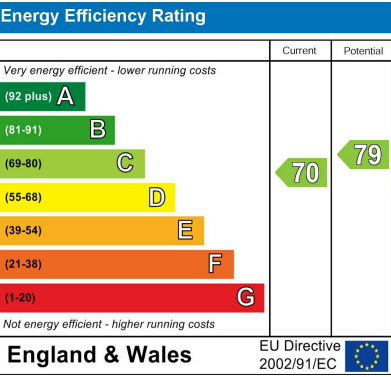


DIRECTIONS

SATNAV: PE30 4RG



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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24 Westmark King's Lynn Norfolk PE30 4RG

THREE BEDROOM END-TERRACE HOUSE

King's Lynn

£175,000 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.

ENTRANCE HALL

Radiator, storage cupboard, stairs to first floor, doors to WC, lounge and kitchen/diner.

W C

WC and handwash basin.

LOUNGE

Carpeted, feature fireplace, window to front aspect.

KITCHEN/DINER

Tile effect flooring, built in double oven and gas hob, space for fridge/freezer, integrated dishwasher, windows to rear aspect, door to utility room.

UTILITY ROOM

Space and plumbing for washing machine.

LANDING

Carpeted, radiator, access to loft, storage cupboard.

BEDROOM ONE

Carpeted, radiator, window to front aspect, built in wardrobe.

BEDROOM TWO

Carpeted, radiator, built in cupboard, window to rear.

BEDROOM THREE

Radiator, window to front aspect.

BATHROOM

Tile effect flooring, bath, hand basin and WC, heated tail rail, window to rear.

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.

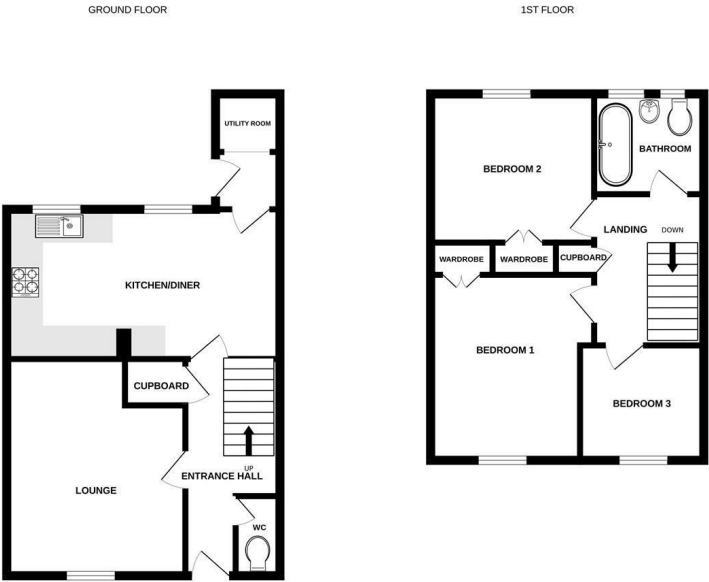
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This three-bedroom end terrace house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, and a well-appointed kitchen/diner that invites family gatherings. Additionally, the utility space offers practicality and convenience, making daily chores a breeze.

The three bedrooms provide ample space for rest and relaxation, catering to various living arrangements. The bathroom is thoughtfully designed to meet the needs of modern living.

Situated close to local amenities, residents will enjoy easy access to shops, schools, and recreational facilities, enhancing the appeal of this lovely home. With its combination of comfort, space, and a prime location, this end terrace house is a wonderful choice for those seeking a welcoming environment in King's Lynn. Don't miss the chance to make this property your own.



While every effort has been made to ensure the accuracy of the 'Sketches' contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error or omission in the statements. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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