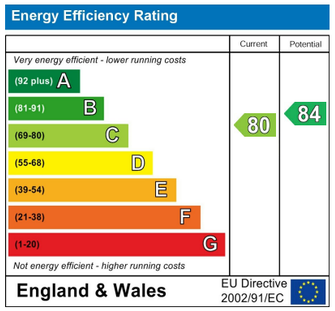
DIRECTIONS

Sat Nav: PE30 4GJ



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: 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.

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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.

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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."

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158 Anthony Nolan Road King's Lynn PE30 4GJ

THREE BEDROOM MID TERRACE HOUSE PLUS ONE PARKING SPACE

King's Lynn **£165,000 Freehold**

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KING'S REACH DEVELOPMENT
Situated on the popular King's Reach development, this property enjoys a convenient location close to a range of everyday amenities including supermarkets, local shops, healthcare facilities and regular bus services. King's Lynn town centre and the Queen Elizabeth Hospital are both within easy reach, while well-regarded schools including Fairstead Community Primary & Nursery School, King's Lynn Academy, Springwood High School and King Edward VII Academy are nearby. Residents also benefit from access to green open spaces including Gaywood Park, The Walks and Bawsey Country Park, with excellent road links via the A47 providing convenient travel to Norwich, Peterborough and beyond.

ENTRANCE HALL
Fitted carpet, window to front, double radiator, U-shaped staircase, understairs storage cupboard, cloakroom.

CLOAKROOM
Comprising of W.C, hand wash basin, obscured window to rear, double radiator, vinyl flooring.

KITCHEN 15'05 x 13'02 max (4.70m x 4.01m max)
Range of wall mounted, base and drawer units, with worktop over, integrated oven and gas hob, sink with drainer, space and pluming for washing machine and dishwasher, splash back wall tiling. Vinyl flooring, windows to front and rear, double radiator.

LOUNGE 17'00 x 9'05 (5.18m x 2.87m)
Fitted carpet, bay window to front, two double radiators, French doors to rear garden.

LANDING
Fitted carpet, leading to all rooms, large airing cupboard with plenty of storage room.

MASTER BEDROOM 10'2 x 9'08 (3.10m x 2.95m)
Fitted carpet, double radiator, window to front, two built-in wardrobes.

ENSUITE
Comprising of a walk-in thermostatic shower enclosure, hand wash basin, W.C, double radiator, obscured window to rear and vinyl flooring.

BEDROOM TWO 15'09 max x 8'04 (4.80m max x 2.54m)
Fitted carpet, double radiator, window to front, loft access.

BEDROOM THREE 11'11 max x 6'11 (3.63m max x 2.11m)
Fitted carpet, double radiator, window to rear.

BATHROOM 6'11 x 6'05 (2.11m x 1.96m)
Three piece suite comprising of W.C, hand wash basin, fitted bath, partial half-height surround wall tiling, obscured window to rear, double radiator, extractor fan and vinyl flooring.

REAR GARDEN
Mainly laid to lawn with small patio area. Fully enclosed.

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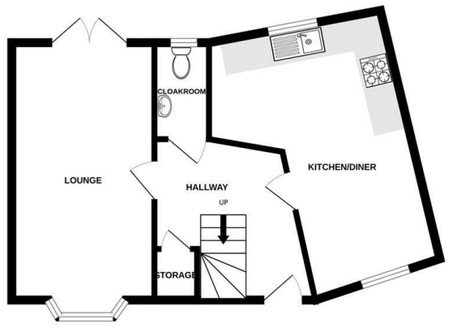
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee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

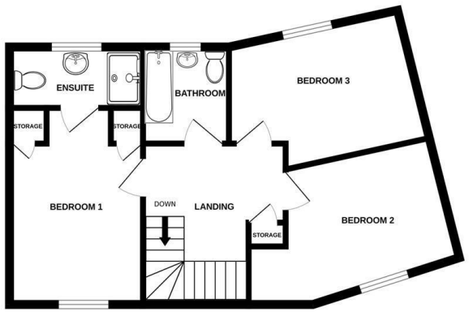
PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless

Offered to the market with no onward chain, this well-presented three-bedroom end-terrace home is situated on the popular Anthony Nolan Road within the sought-after King's Reach development. Previously a rental property, it presents an excellent opportunity for first-time buyers, families or investors alike, with the added benefit of a recently installed new boiler. The accommodation comprises of a welcoming entrance hall, a bright and spacious lounge featuring a bay window and French doors opening onto the rear garden, creating a light and airy living space. The kitchen/dining room provides ample space for everyday family life and entertaining. Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with the benefit of an en-suite shower room. A modern family bathroom serves the remaining bedrooms. Occupying a desirable corner plot, the property enjoys an enclosed rear garden along with an allocated parking space. Conveniently located close to local amenities, schools, the Queen Elizabeth Hospital and excellent transport links, this is a fantastic opportunity to purchase a spacious home in a popular residential location with the added advantage of 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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