

John Street,  
Kings Lynn



### 3 Bedroom House

£120,000

#### Property Features:

- Ideal Investment
- 3 Bedrooms
- Upstairs bathroom
- Central Heating
- Rear garden
- Double Glazing Throughout

#### IDEAL INVESTMENT PURCHASE.

In need of some refurbishment, but benefiting from UPVC double glazing and offering deceptively spacious three bedroom accommodation, lounge, kitchen/diner, separate utility, upstairs bathroom, rear garden.

Conveniently located and within walking distance to the Town Centre, this 3 bedroom terraced house in the John Street area of Kings Lynn.

EPC Rating: D



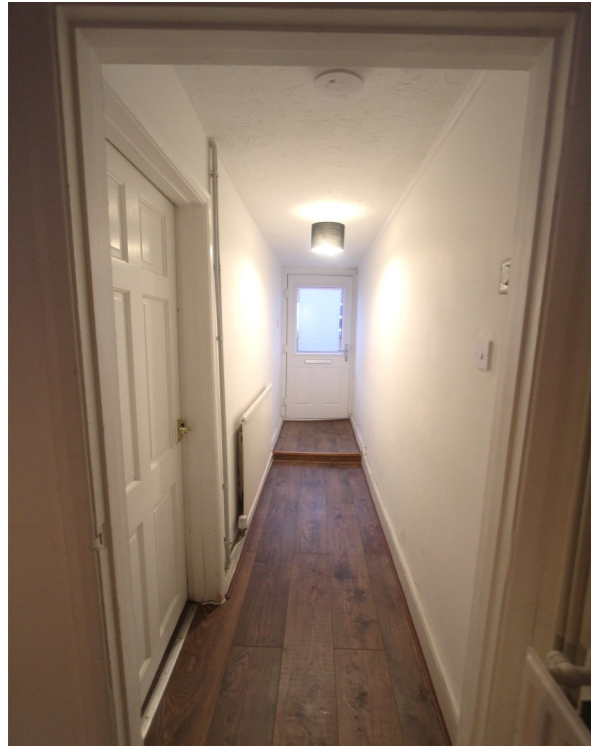
# Accommodation

## Entrance Hall

Half double glazed UPVC door. Laminate flooring.

## Reception 3.58m x 3.37m

Brick fireplace. Corner unit. Carpet Flooring.



## Kitchen 4.16m x 3.52m

Fitted cupboards. Cooker with extractor fan. Single sink drainer with mixer tap. Tiled flooring. Under stairs storage. Window to rear, opening to;-

## Utility 2.20m x 1.75m

Door to rear. Sink and drainer with work surface.



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# Transport Links

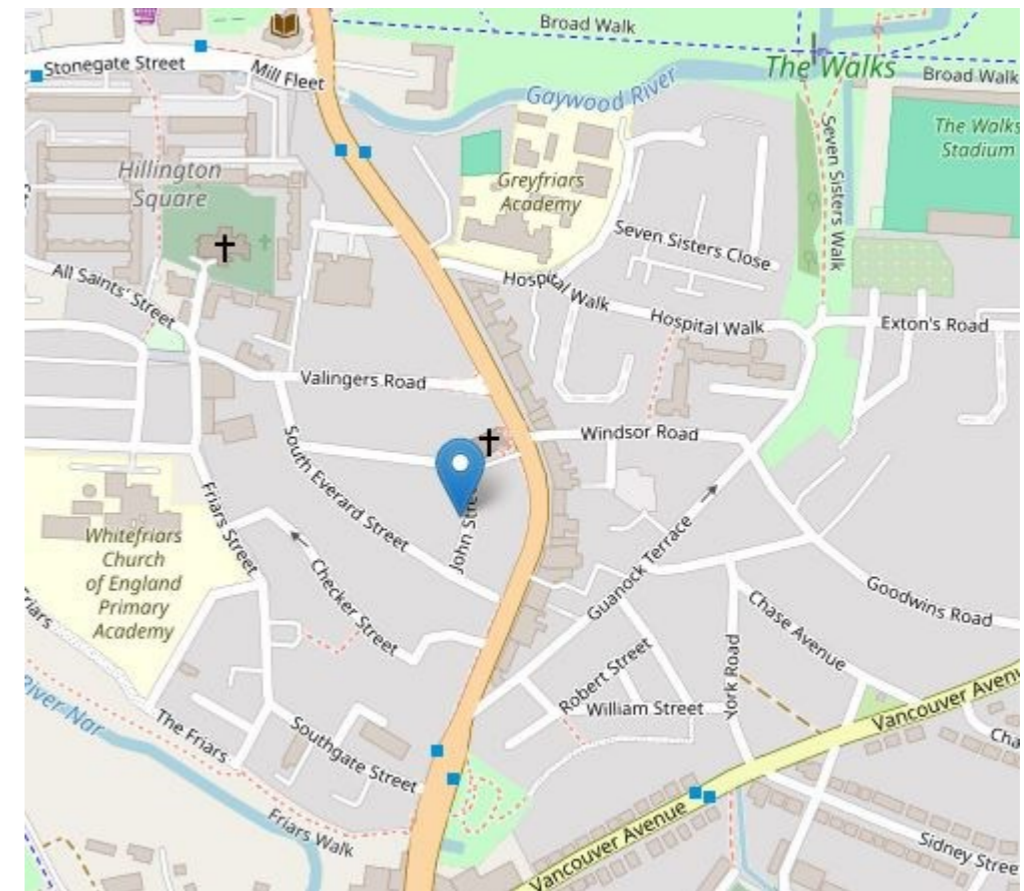
## Train Routes

The closest train station is Kings Lynn.

The travel time from Kings Lynn to Cambridge is 58 minutes.

## Bus Routes

There are buses from Kings Lynn going to Wisbech, Downham Market, Welney and South Wootton.



### Agents Note:

Oswicks would like to make purchasers aware that these particulars have been prepared as a guide and therefore all the measurements taken are approximate.

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information supplied by the seller. The Agent has no sight of the title documents. A buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must always check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. As part of Oswicks membership to the property ombudsman, we maintain and operate an internal complaints handling procedure. Please ask us for our the complaints handling procedure and we will send it on to you. The CHP it is also available on our web site.







## Accommodation

Bedroom One 4.15m x 2.99m

Double glazed window to front. Carpet flooring.

Bedroom Two 4.17m x 3.72m

2 x recess cupboards. Window to front. Carpet flooring.

Bedroom Three 2.67m x 1.9m

Storage cupboard. Window to rear. Carpet flooring.

Bathroom 2.13m x 1.72m

White 3 piece suite with low level WC. Over bath shower. Lino flooring.

Middle Landing 2.03m x 0.89m

Loft access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Services, Local Council and Council tax band

The property is connected to the mains water, gas, electricity and sewage. The average broadband speed is 80Mb/s and the local authority is Kings Lynn & West Norfolk. Council. Council Tax Band B.

