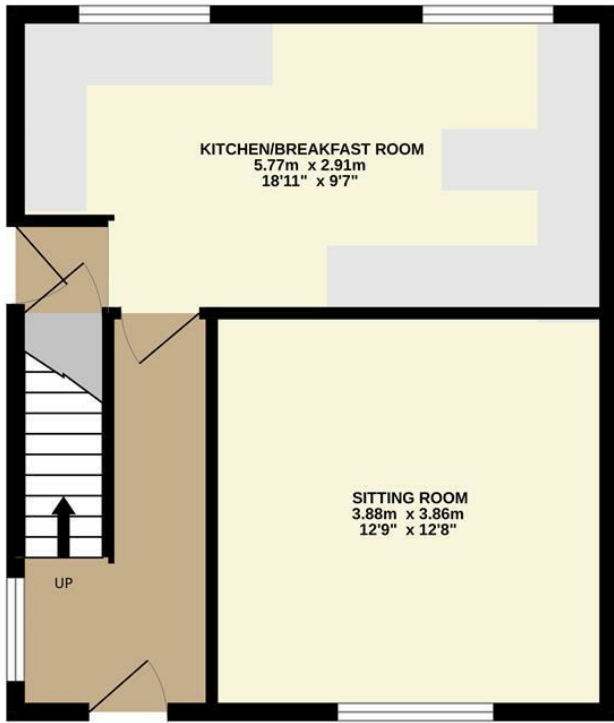
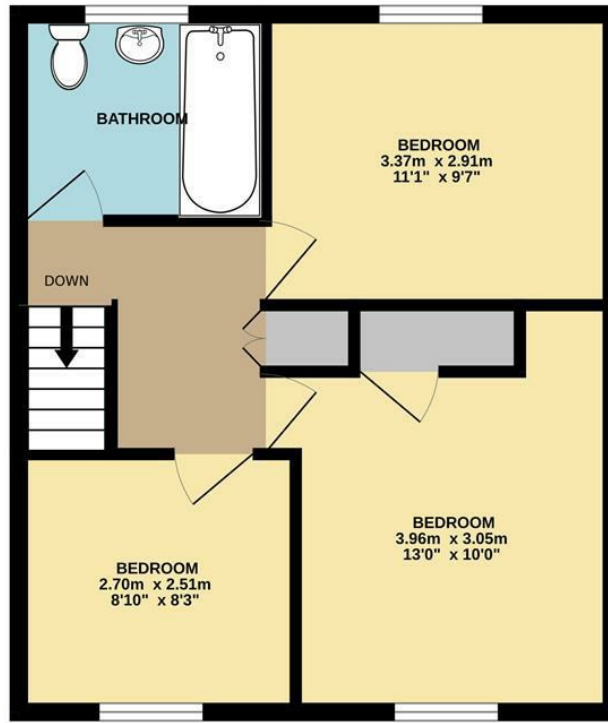


GROUND FLOOR
39.2 sq.m. (422 sq.ft.) approx.



1ST FLOOR
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA : 78.4 sq.m. (843 sq.ft.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



Woolstencroft Avenue | King's Lynn | PE30
Guide Price £155,000



abbotFox presents this chain free, semi-detached house. Situated within easy reach of Kings Lynn town centre, and occupying a spacious plot, this home offers plenty of potential for any buyer looking to make their own mark on a property.

Accommodation comprises; entrance hall, lounge and spacious kitchen diner to the ground floor, with three comfortable bedrooms and a family bathroom to the first floor. Externally, the property sits centrally within the plot allowing for ample off road parking to the front, and a spacious rear garden with potential to extend (STPP) to the rear.

An internal viewing comes highly recommended to appreciate this home.

Agents note:

The property is being offered for sale with no onward chain but the vendor Flagship Housing does require offers to be accompanied by a completed Declaration of Interest form which is available from abbotFox.

*In cases where applicants are purchasing the property with cash funds the vendor also requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.

*Please note that grounds maintenance charges may apply and that the property must be marketed for a minimum of 14 days before any offers are to be considered.

*There is an engrossment fee of £120 payable by the purchaser upon completion.

