





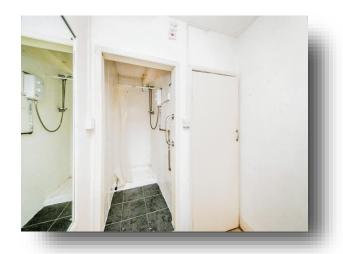




welcome to

Tower Street, King's Lynn

An investment opportunity to purchase a first floor house of multiple occupation. The accommodation includes six lettable rooms and a Store room, shower rooms and a communal kitchen as well as a sun lounge/utility.













Accommodation

Main entrance door off of Tower Street with stairwell to first floor, doors off.

Kitchen

12' x 11' 5" (3.66m x 3.48m)

Double glazed windows to front aspect, units at base and wall level, worktop surface over, oven, hob, cooker hood, two stainless steel sinks, tiled splash backs.

Utility Room

UPVC double glazing, rear access door with metal stairs down to the rear.

Room One

14' 9" x 9' 3" (4.50m x 2.82m) UPVC double glazed window.

Room Two

16' x 13' 6" (4.88m x 4.11m) Double glazed window to front aspect.

Room Three

8' 10" x 13' 6" (2.69m x 4.11m) Double glazed window.

Second Floor Landing

Two accesses to roof space.

Shower Room

Corner shower cubicle with electric shower, low level WC, pedestal hand wash basin, tiled splash backs, UPVC double glazed window, extractor.

Room Seven

9' 7" x 6' 6" (2.92m x 1.98m) Double glazed window.

Shower Room

Further electric shower cubicle, low level WC, hand wash basin.

Room Six

12' x 13' 11" (3.66m x 4.24m) Double glazed window.

Room Five

12' 2" x 11' 5" (3.71m x 3.48m)

Room Four

8' 11" x 12' 2" (2.72m x 3.71m) Double glazed window.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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Tower Street, King's Lynn

- House of Multiple Occupation
- 6 Letting Rooms
- Further Store Room
- Communal Kitchen and Sunlounge/ Utility
- Town Centre Location

Tenure: Leasehold EPC Rating: Exempt

offers in excess of

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN117016

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref: KLN117016 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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