









# welcome to

# Railway Road, King's Lynn

Ideal first time buy or investment opportunity with this beautifully presented two bedroom mid terrace house which is being offered with no onward chain. Viewing highly recommended.













# **Double Glazed Entrance Door To Entrance Hall**

Ceramic tiled floor, stairs to first floor

# Lounge/ Diner

22' 4" x 11' 10" ( 6.81m x 3.61m ) Double glazed window, radiator, double doors to rear courtyard, opening to:-

#### Kitchen

8' 10" x 6' 2" ( 2.69m x 1.88m )

Range of base and wall units, roll edge work top, built-in oven, electric hob, cooker hood over, sink with mixer tap over, built-in fridge freezer, double glazed window, part tiled walls, ceramic tiled floor, radiator

# **Rear Lobby**

Exit door to rear

### **Shower Room/ Utility**

Sliding door, radiator, ceramic tiled floor, double glazed window, low level WC, wash hand basin, shower cubicle, space for washing machine, part tiled walls

# **First Floor Landing**

Loft hatch, storage cupboard

#### **Bedroom One**

13' 8" x 12' 3" ( 4.17m x 3.73m ) Built-in mirror fronted wardrobes to both recesses, double glazed window, radiator

#### **Bedroom Two**

10'  $\times$  9' 2" into recess (  $3.05m \times 2.79m$  into recess ) Fitted wardrobe housing gas boiler, double glazed window, radiator

#### Outside

Spacious courtyard garden which is partially decked with a timber and polycarbonate roof, there is a further covered area and astro turf at the rear of the courtyard with access gate





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- Ideal First Time Buy or Investment Opportunity
- Two Bedrooms
- Lounge/ Diner
- Ground Floor Bathroom
- Kitchen

Tenure: Freehold EPC Rating: D

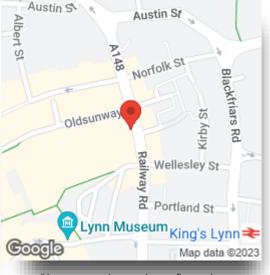
offers in excess of

£160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN117424



Property Ref: KLN117424 - 0007 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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