





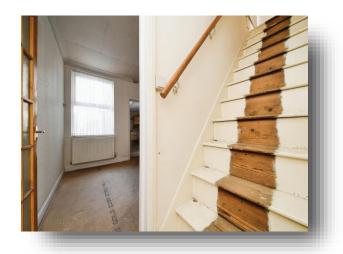




welcome to

Sir Lewis Street, King's Lynn

Located close to local amenities is this well presented two bedroom mid terrace house with two reception rooms and is being offered with no onward chain and would make an ideal first time buy or investment opportunity. Viewing highly recommended.













Entrance Door To:-

Cloakroom with low level WC/ wash hand basin

Lounge

11' 5" \times 11' 11" into recess ($3.48 \, \text{m} \times 3.63 \, \text{m}$ into recess) Double glazed window, radiator, open fireplace in tiled surround

Inner Hall

Stairs to first floor

Dining Room

9' 11" x 12' 7" into recess ($3.02m \times 3.84m$ into recess) Double glazed window, radiator, open fireplace in tiled surround, storage cupboard

Kitchen

13' 8" x 6' 9" (4.17m x 2.06m)

Double glazed window, radiator, range of base and wall units, roll edge worktop, inset sink with mixer tap over, space for cooker, washing machine and dryer, ceramic tiled floor, door to:-

Rear Lobby

Double glazed door to rear, electric wall heater, radiator, ceramic tiled floor, storage room with double glazed window

Cloakroom

Low level W/C, wash hand basin

First Floor Landing

Bedroom One

11' 11" into recess x 11' 6" (3.63m into recess x 3.51m) Double glazed window, radiator, storage cupboard, fitted wardrobe

Bedroom Two

10' \times 8' 4" ($3.05m \times 2.54m$) Double glazed window, radiator, storage cupboard

Bathroom

9' 2" x 6' 9" (2.79m x 2.06m)

Bath with mains shower over and shower screen, low level WC, wash hand basin, radiator, double glazed window, ceramic tiled floor, tiled walls, airing cupboard

Outside

Rear courtyard garden with access gate

Agent Note

Please note although the property does have radiators the boiler has been removed so there is currently no central heating.





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Sir Lewis Street, King's Lynn

- Close to Local Amenities
- Mid Terrace House
- Two Bedrooms
- Two Reception Rooms
- No Onward Chain

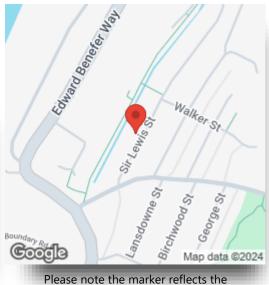
Tenure: Freehold EPC Rating: G

£120,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN117223



Property Ref: KLN117223 - 0010 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.





01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.