

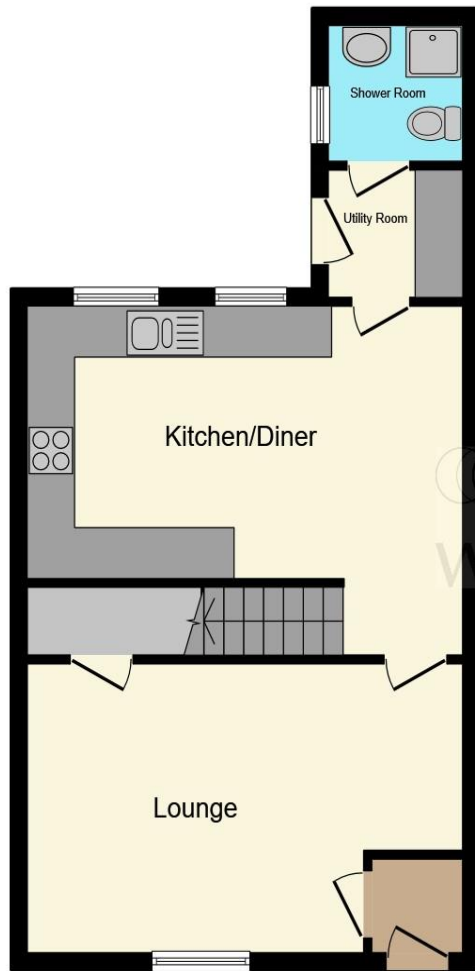


Napier Close, King's Lynn PE30 4UE

welcome to
Napier Close, King's Lynn

Located close to the amenities of Gaywood which include shops, schools and leisure facilities. There is a main line station with rail links to Ely, Cambridge and London's Kings Cross Station. The property comprises entrance hall, lounge, kitchen/breakfast room, cloakroom, first floor has three bedrooms and a shower room. Outside there is an enclosed rear garden and a garage. The property is being offered with no onward chain.

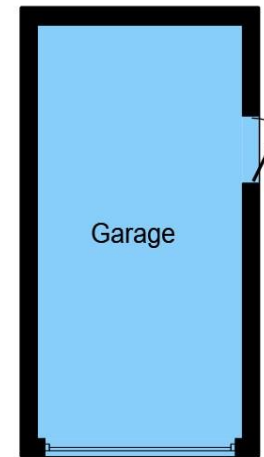




Ground Floor



First Floor



Garage

Double Glazed Entrance Door

Entrance Hall

Lounge

18' x 11' 1" (5.49m x 3.38m)

Kitchen/ Breakfast Room

17' 11" x 13' 8" (5.46m x 4.17m)

Utility

5' 6" x 4' 9" (1.68m x 1.45m)

Cloakroom

First Floor Landing

Bedroom One

11' 2" x 10' 3" (3.40m x 3.12m)

Bedroom Two

10' 2" x 10' 9" (3.10m x 3.28m)

Bedroom Three

8' 3" x 7' 2" (2.51m x 2.18m)

Shower Room

6' 10" max x 9' 5" max (2.08m max x 2.87m max)

Outside

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.

welcome to

Napier Close, King's Lynn

- Located Close to The Queen Elizabeth Hospital
- Mid Terrace House
- Three Bedrooms
- Kitchen/ Breakfast Room
- Cloakroom

Tenure: Freehold EPC Rating: C

£185,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN117680



Property Ref:
KLN117680 - 0006

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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