



Sir Lewis Street, King's Lynn, PE30 2AH

welcome to

Sir Lewis Street, King's Lynn

Well situated close to local amenities and Town centre of King's Lynn is this ideal First time purchase/investment property comprising three bedrooms, Lounge Diner, Family bathroom and rear courtyard garden

Entrance

Door to front aspect leads into property

Lounge Diner

25' max x 12' 2" max (7.62m max x 3.71m max)
Window to front and Rear, radiator, stairs to first floor

Kitchen

9' 2" x 6' 6" (2.79m x 1.98m)
Window and door to side aspect, worksurface over with inset one and half bowl, space for washing machine, Fridge freezer and cooker, central heating boiler,

Bathroom

window to side, tiled bathroom comprising four piece suite including shower cubicle, bath, wash hand basin and WC

Bedroom One

12' 4" x 11' 4" (3.76m x 3.45m)
Window to front, radiator

Bedroom Two

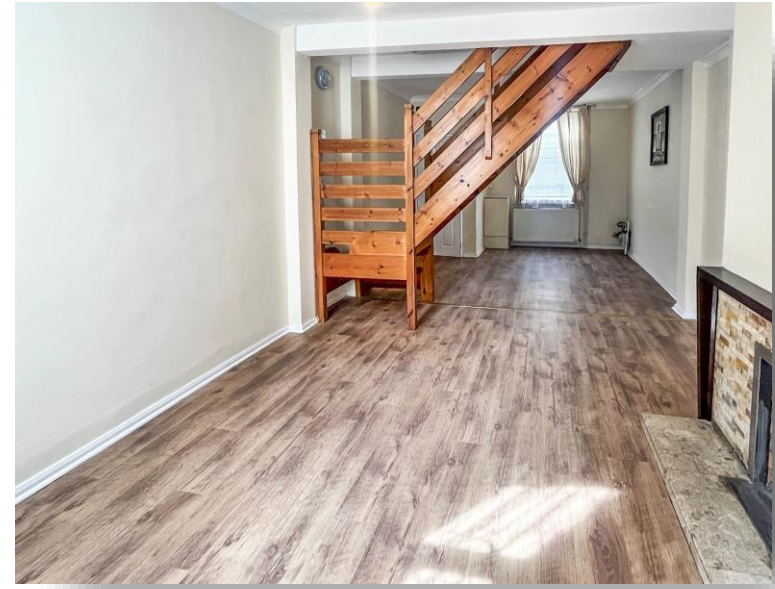
10' 3" x 8' 4" (3.12m x 2.54m)

Bedroom Three

9' 6" x 8' 6" (2.90m x 2.59m)

Outside

rear courtyard garden with gate to rear.



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
Sir Lewis Street,
King's Lynn

- Terraced House
- Three bedrooms
- Lounge Diner
- Close to Town
- Ideal First Time buyer or investment purchase

Tenure: Freehold EPC Rating: D

offers in excess of

£125,000



view this property online williamhbrown.co.uk/Property/KLN117804



Property Ref:
KLN117804 - 0016

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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william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk