



**Birchwood Street, King's Lynn PE30 2AG**

**welcome to**

**Birchwood Street, King's Lynn**

Ideal first time buy or investment opportunity with this beautifully presented three bedroom town house which is close to local amenities. Viewing is highly recommended to appreciate all this property has to offer.



### **Double Glazed Entrance Door To Sitting Room**

11' 4" x 9' 11" ( 3.45m x 3.02m )

Double glazed window, radiator, wood effect laminate floor, stairs to first floor, opening to:-

### **Lounge**

11' 5" max x 14' 1" max ( 3.48m max x 4.29m max )

Feature open fireplace, radiator, double glazed window, wood effect laminate floor, opening to:-

### **Kitchen**

10' 2" x 6' 8" ( 3.10m x 2.03m )

Range of base and wall units, roll edge work top, inset ceramic sink with mixer tap over, space for cooker, washing machine and fridge freezer, ceramic tiled floor, part tiled walls, double glazed window, double glazed door to rear

### **Bathroom**

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, part tiled walls, double glazed window radiator

### **First Floor Landing**

Stairs to second floor

### **Bedroom One**

9' 10" x 11' 8" into recess ( 3.00m x 3.56m into recess )

Double glazed window, radiator, storage cupboard

### **Bedroom Two**

11' 6" x 9' ( 3.51m x 2.74m )

Double glazed window, radiator, storage cupboard

### **2nd Floor Landing**

#### **Bedroom Three**

10' 3" x 10' 9" ( 3.12m x 3.28m )

Restricted headroom, double glazed window, radiator

### **Outside**

Rear courtyard garden with rear access gate



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welcome to

## Birchwood Street, King's Lynn

- Located Close to Local Amenities
- Mid Terrace House
- Three Bedrooms
- Three Storey
- Two Reception Rooms

Tenure: Freehold EPC Rating: E

offers in excess of

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN117791 - 0002

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