









welcome to

East View Park Homes, Main Road, West Winch, King's Lynn

Located in the popular village of West Winch is this beautifully presented two bedroom detached over 55's Park Home which is being offered with no onward chain. Viewing highly recommended.













Double Glazed Entrance Door To Entrance Hall

Radiator, two storage cupboards,

L-Shaped Lounge/ Diner

17' 4" max x 18' 11" max (5.28m max x 5.77m max) Three double glazed windows, feature fireplace with inset electric fire, two radiators

Kitchen

14' 3" x 8' 1" (4.34m x 2.46m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, integrated dishwasher, washing machine and fridge freezer, built-in oven, gas hob, extractor over, part tiled walls, double glazed window, double glazed door to rear

Bedroom One

10' 6" \times 9' 1" (3.20m \times 2.77m) Double glazed window, radiator, doors to:-

Dressing Room

With hanging rails and shelving

Bedroom Two

9' 10" x 9' 2" ($3.00m \times 2.79m$) Built-in double wardrobe and chest of drawers, double glazed window, radiator

Bathroom

Bath with shower mixer tap, low level WC, wash hand basin, part tiled walls, radiator, double glazed window, wood effect laminate floor

Outside

Off road parking on a gravel drive, the remainder of the garden is laid to lawn with some paving





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East View Park Homes, Main Road, West Winch, King's Lynn

- Popular Village of West Winch
- Park Home
- Two Bedrooms
- En Suite and Dressing Room to Master
- Family Bathroom

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

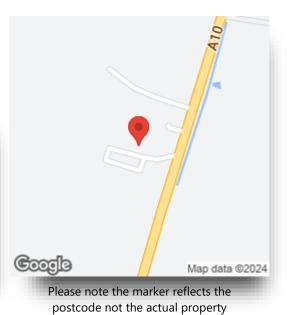
offers in excess of

£140,000









view this property online williamhbrown.co.uk/Property/KLN117837



Property Ref: KLN117837 - 0005 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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