



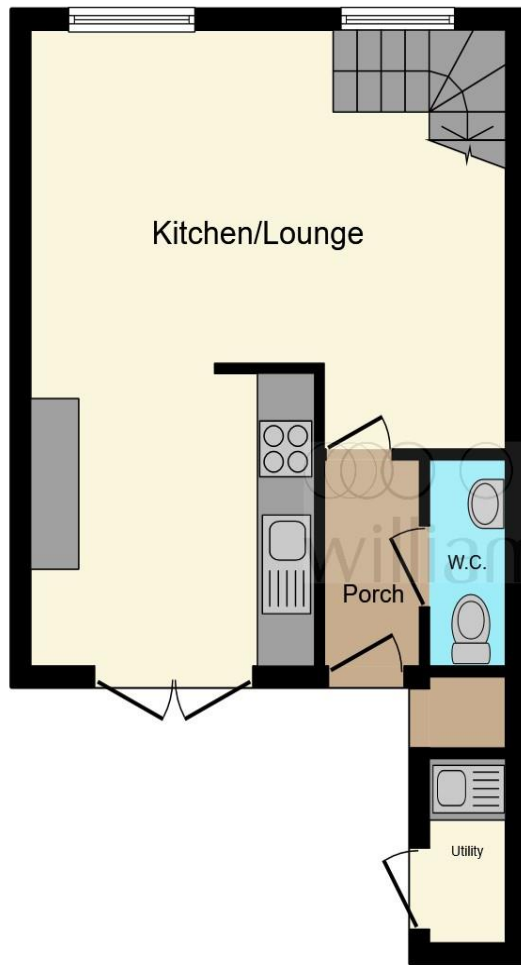
Fells Warehouse, Market Lane, King's Lynn, PE30 1AX

welcome to

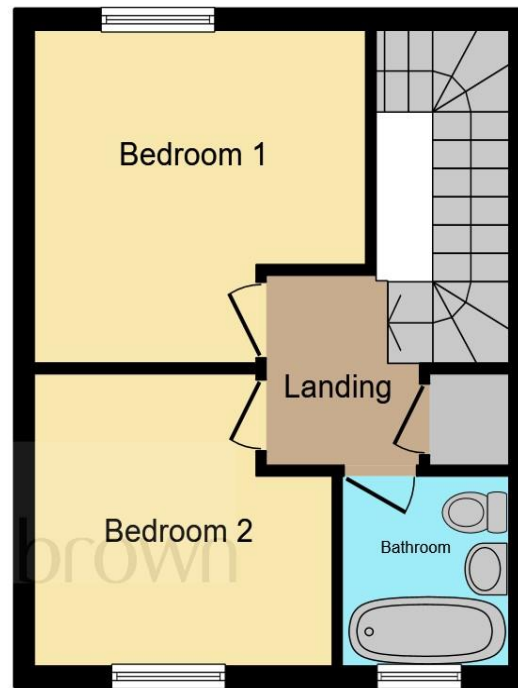
Fells Warehouse, Market Lane, King's Lynn

William h brown are delighted to offer to the market this lovely two bedroom end of terrace period property in the town centre with the benefit of a courtyard garden and residents parking area. The property is being offered with no onward chain and viewing is highly recommended.





Ground Floor



First Floor

Entrance Door To:-

Entrance Hall

Cloakroom

Open Plan Lounge/ Kitchen

Lounge Area

14' 8" x 14' 4" (4.47m x 4.37m)

Kitchen Area

8' 5" x 8' (2.57m x 2.44m)

First Floor Landing

Bedroom One

11' 6" x 11' (3.51m x 3.35m)

Bedroom Two

9' 11" x 9' 3" (3.02m x 2.82m)

Bathroom

Outside

Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

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

Fells Warehouse, Market Lane, King's Lynn

- Located in the heart of Kings Lynn
- Grade II Listed Period Property
- End of Terrace
- Open Plan Lounge/Kitchen
- Two Bedrooms

Tenure: Freehold EPC Rating: D

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/KLN117917](https://www.williamhbrown.co.uk/Property/KLN117917)



Property Ref:
KLN117917 - 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.

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.



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