



**Friars Street, King's Lynn PE30 5AP**

**welcome to**

## **Friars Street, King's Lynn**

Conveniently located for access into the town centre of King's Lynn with a variety of amenities including shops, leisure facility and transport links including train station with a main line to King's Cross Station. This well presented modern maisonette offers deceiving spacious accommodation set over two floors which includes private entrance hall access from the rear communal garden, kitchen diner, lounge , bathroom comprising three piece suite and two bedrooms. There is access to the rear from Checker Street to the allocated parking space.





**Ground Floor**

**First Floor**



**Second Floor**

**Entrance**

**Kitchen Diner**

12' 2" x 8' 10" ( 3.71m x 2.69m )

**Lounge**

14' 1" x 11' 2" ( 4.29m x 3.40m )

**Bathroom**

**Bedroom Two**

11' 2" x 8' 6" ( 3.40m x 2.59m )

**2nd Floor**

**Bedroom One**

22' 8" x 7' 10" plus recess and wardrobes ( 6.91m x 2.39m plus recess and wardrobes )

**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.

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## Friars Street, King's Lynn

- Two Bedroom Maisonette
- Close to Town Centre
- Ideal Investment Opportunity
- Amenities Nearby
- Communal Garden and Parking

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Sep 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/KLN118123](https://www.williambrown.co.uk/Property/KLN118123)



Property Ref:  
KLN118123 - 0005

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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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