



Peppers Green, King's Lynn, PE30 3DA

welcome to

Peppers Green, King's Lynn

Ideal first time buy or investment opportunity with this spacious three bedroom detached house in need of some updating and is being offered with no onward chain.

Double Glazed Entrance Door To Entrance Porch

Double glazed door to:-

Entrance Hall

Stairs to first floor, night storage heater

Cloakroom

Low level WC, wash hand basin, double glazed window

Lounge

16' 3" x 12' 11" (4.95m x 3.94m)

Double glazed window, night storage heater, fireplace with inset gas fire, double glazed sliding doors to rear

Dining Room

14' 7" max into recess x 9' 9" max (4.45m max into recess x 2.97m max)

Double glazed window

Kitchen/ Breakfast Room

14' 11" x 10' 5" (4.55m x 3.17m)

Range of base and wall units, roll edge work top, inset stainless steel with mixer tap over, built-in oven, gas hob, extractor over, space for washing machine, dishwasher and fridge freezer, breakfast bar, two double glazed stable doors to front and rear, integral door to garage

First Floor Landing

Double glazed window, loft access, storage cupboard

Bedroom One

12' 7" x 9' 11" (3.84m x 3.02m)

Double glazed window, night storage heater, storage cupboard

Bedroom Two

13' x 8' 8" (3.96m x 2.64m)

Double glazed window, storage cupboard

Bedroom Three

9' 5" x 7' 4" (2.87m x 2.24m)

Double glazed window, night storage heater

Shower Room

Shower cubicle, low level WC, wash hand basin, double glazed window, heated towel rail

Outside

To the front of the property is a small lawned area and a driveway which gives off road parking for 2/3 cars and leads to a single garage with power and light. The rear garden is enclosed and has a number of shrubs and plants.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Peppers Green, King's Lynn

- Popular Location
- Detached House
- Three Bedrooms
- Two Reception Rooms
- Breakfast Kitchen

Tenure: Freehold EPC Rating: E

£260,000



view this property online williamhbrown.co.uk/Property/KLN118035



Property Ref:
KLN118035 - 0002

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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