



**Wisbech Road, King's Lynn, PE30 5JS**

**welcome to**

**Wisbech Road, King's Lynn**

Located in South Lynn which has good local amenities is this spacious four bedroom semi detached house which could benefit from some updating.



### **Double Glazed Entrance Door To Entrance Hall**

Stairs to first floor, part decorative tiled floor, radiator

### **Lounge**

15' 3" x 15' 4" into recess ( 4.65m x 4.67m into recess )  
Double glazed window, radiator, gas fire, archway to:-

### **Dining Room**

11' 10" x 10' 11" ( 3.61m x 3.33m )  
Double glazed patio doors to rear, gas fire

### **Breakfast Room**

11' x 8' 6" into recess ( 3.35m x 2.59m into recess )  
Double glazed window, ceramic tiled floor, radiator, opening to:-

### **Kitchen**

10' 10" x 7' ( 3.30m x 2.13m )  
Base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for cooker, dishwasher and fridge freezer, ceramic tiled floor, double glazed window and double glazed door to rear, door to:-

### **Utility Area**

Space and plumbing for washing machine and double glazed window

### **Shower Room**

Low level WC, wash hand basin, shower cubicle, double glazed window, heated towel rail

### **First Floor Landing**

Radiator

### **Bedroom**

9' 9" x 8' 1" ( 2.97m x 2.46m )  
Double glazed window, radiator, wood effect laminate floor

### **Bedroom**

12' 2" x 12' 1" ( 3.71m x 3.68m )  
Double glazed window, radiator

### **Bedroom**

11' 11" into recess x 12' ( 3.63m into recess x 3.66m )  
Double glazed window, radiator

### **Bedroom**

12' 1" x 7' ( 3.68m x 2.13m )  
Double glazed window, radiator

### **Bathroom**

Bath with shower mixer tap, wash hand basin, double glazed window, heated towel rail

### **Separate Wc**

Low level WC, radiator, double glazed window

### **Outside**

Driveway leads to a concrete pre fab garage, side gate gives access to the rear garden which is laid mainly to lawn and has a work shop and secure bike shed.



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welcome to

## Wisbech Road, King's Lynn

- Located Close to Kings Lynn Town Centre
- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Good Size Garden

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN118180 - 0005

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william h brown



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)