









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' $3'' \times 15' \ 4''$ into recess ($4.65 \text{m} \times 4.67 \text{m}$ into recess) Double glazed window, radiator, gas fire, archway to:-

Dining Room

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

Breakfast Room

11' x 8' 6" into recess ($3.35m \times 2.59m$ 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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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

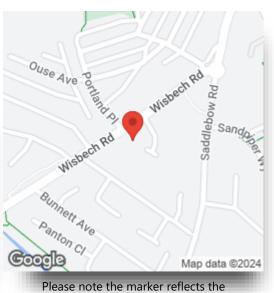
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£220,000









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Property Ref: KLN118180 - 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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postcode not the actual property



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