

Warren Close, Watlington, King's Lynn PE33 0TA



welcome to Warren Close, Watlington, King's Lynn

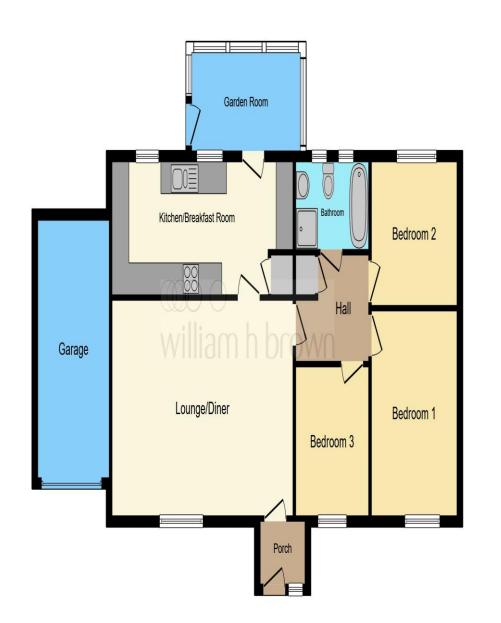
Located in the popular village of Watlington which has good local amenities including local convenience store/post office, public house, doctors surgery and main line station. This property is being offered with no onward chain.











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



Double Glazed Entrance Door To

Entrance Porch

Lounge 21' x 13' 3" (6.40m x 4.04m)

Kitchen/ Breakfast Room 21' 7" x 8' 2" max (6.58m x 2.49m max)

Conservatory 10' 5" x 6' (3.17m x 1.83m)

Inner Hallway

Bedroom One 12' 8" x 10' (3.86m x 3.05m)

Bedroom Two 10' x 8' 11" (3.05m x 2.72m)

Bedroom Three 9' 3" x 8' 6" (2.82m x 2.59m)

Bathroom

Outside

Agents 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.

welcome to

Warren Close, Watlington, King's Lynn

- Popular Village of Watlington
- Detached Bungalow
- Three Bedrooms
- Conservatory
- Kitchen/ Breakfast

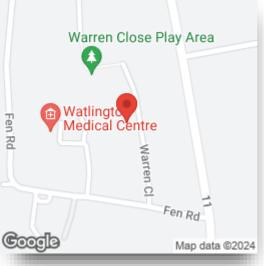
Tenure: Freehold EPC Rating: Awaited

£270,000



view this property online williamhbrown.co.uk/Property/KLN118149





Please note the marker reflects the postcode not the actual property



Property Ref: KLN118149 - 0003 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.

william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk