









## welcome to

# Persimmon, King's Lynn

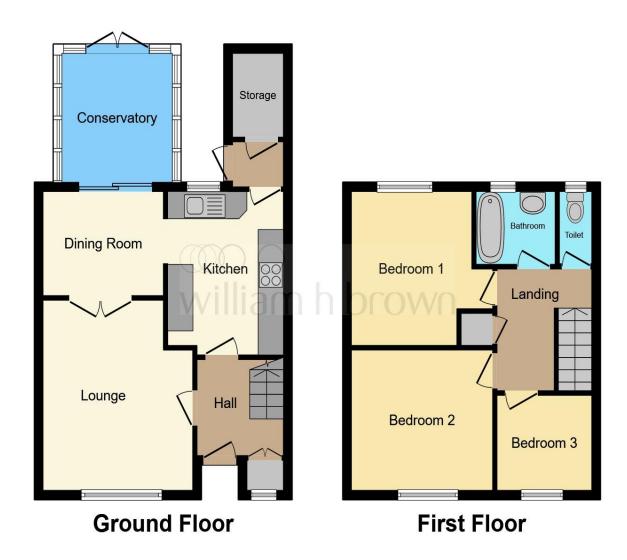
William H Brown are delighted to offer to market this beautifully presented three bedroom end terrace home, conveniently located close to the Queen Elizabeth Hospital and the local amenities which include shops, schools and leisure facilities. There is also main line station in Kings Lynn with rail links to Ely, Cambridge and London's Kings Cross Station.

The property comprises of a modern gloss kitchen with integrated oven and hob, a separate dining room which has access to both the lounge and conservatory. Stairs lead you to the first floor where you will find two double bedrooms, a smaller single room and a family bathroom. Outside the property is an easy to maintain rear garden with a patio area perfect for entertaining, a bordered gravel area with garden shed, a useful outbuilding and rear gate access. The front of the property gated entrance with pathway leading to the front door. Conveniently, there is a residents parking area directly adjacent to the property.









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

#### **Entrance Hall**

## Lounge

13' 7" x 11' 8" ( 4.14m x 3.56m )

## **Dining Room**

9' x 7' 6" ( 2.74m x 2.29m )

#### Kitchen

12' 2" x 9' (3.71m x 2.74m)

### Conservatory

#### **Bedroom 1**

10' 11" x 10' 2" ( 3.33m x 3.10m )

#### **Bedroom 2**

11' 1" x 9' 9" ( 3.38m x 2.97m )

#### **Bedroom 3**

7' 5" x 6' 11" ( 2.26m x 2.11m )

#### **Bathroom**

Wc

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# Persimmon, King's Lynn

- Well presented end terrace
- Three bedrooms
- Close to the Queen Elizabeth Hospital
- Lounge and dining room
- Modern gloss kitchen

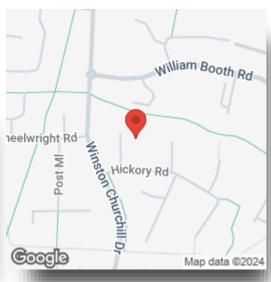
Tenure: Freehold EPC Rating: Awaited

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN118426



Property Ref: KLN118426 - 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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