









welcome to

St. Johns Road, Tilney St. Lawrence, King's Lynn

William H Brown are delighted to offer to market this three bedroom, semi detached property, located in the popular village of Tilney St Lawrence. Viewing highly recommended!













Kitchen

14' 5" x 13' 1" (4.39m x 3.99m)

Wall and base units, space for cooker, space for dishwasher, sink and mixer tap, two windows and door to side

Lounge

22' 9" x 15' 2" (6.93m x 4.62m)

Windows to front and side, understairs cupboard, fireplace.

Utility Room/Cloakroom

8' 5" x 5' 6" (2.57m x 1.68m)

WC, hand wash basin, heated towel rail, windows to side and rear

Bedroom 1

12' 9" x 7' 11" (3.89m x 2.41m) Window to rear, radiator

En Suite

WC, hand wash basin, shower, heated towel rail, window to rear

Landing

Window to side

Bedroom 2

11' 11" x 10' 6" (3.63m x 3.20m) Window to front, radiator

Bedroom 3

11' 11" x 8' 7" (3.63m x 2.62m) Window to rear, radiator

Bathroom

Bath with overhead shower, WC, hand wash basin, radiator, window to rear

Shared Driveway

To side of the property with access to the rear

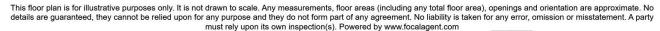
Front Garden

Laid to lawn with picket fence.

Rear Garden

Laid to lawn and shingle with decking area.







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St. Johns Road, Tilney St. Lawrence King's Lynn

- Well Presented 3 Bed House
- Semi- Detached
- Spacious Lounge
- Kitchen/ Diner with Utility
- Shower En-suite to Master Bedroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN118817



Property Ref: KLN118817 - 0004 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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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.