



Eagle Yard, KING'S LYNN, PE30 1RG

welcome to

Eagle Yard, KING'S LYNN

Ideal first time buy or investment opportunity for this modern two bedroom house located close to local amenities and the town centre of Kings Lynn. Viewing highly recommended.



Entrance Door To:-

Entrance Hall

Stairs to first floor, radiator

Lounge

14' 11" x 13' 10" into bay (4.55m x 4.22m into bay)
Double glazed bay window, double glazed window, radiator, door to:-

Kitchen/ Breakfast Room

14' 11" x 10' 10" (4.55m x 3.30m)
Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, integrated slim-line dishwasher, built-in oven, electric hob, extractor over, two double glazed windows, radiator, door to:-

Utility

Range of base and wall units, space and plumbing for washing machine, double glazed door to rear

Cloakroom

Low level WC, wash hand basin, radiator, Velux window

First Floor Landing

Loft access

Bedroom One

14' 8" max x 9' 8" (4.47m max x 2.95m)
Two double glazed windows, radiator

Bedroom Two

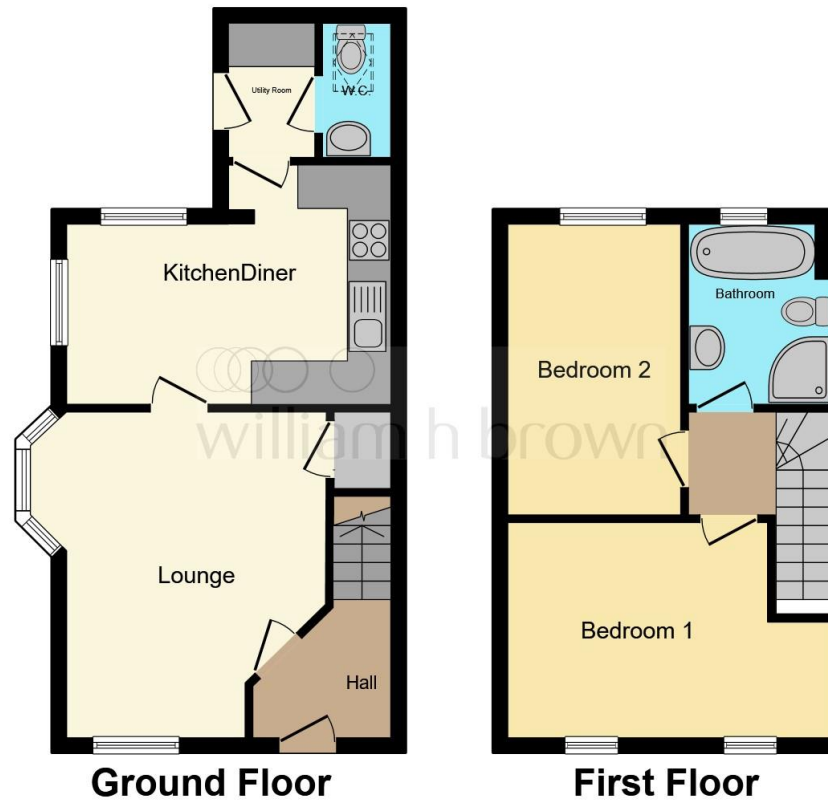
13' 5" x 7' 10" (4.09m x 2.39m)
Two double glazed windows, radiator

Bathroom

8' 4" x 6' 6" (2.54m x 1.98m)
Bath, corner shower, low level WC, wash hand basin, part tiled walls, double glazed window, radiator

Outside

To the front is an allocated parking space. The rear garden is enclosed and laid mainly to lawn.



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



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welcome to

Eagle Yard, KING'S LYNN

- Modern Semi Detached House
- Two Bedrooms
- 14ft Kitchen/ Breakfast Room
- Utility
- Cloakroom

Tenure: Freehold EPC Rating: B

offers over

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN118870 - 0002

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