



Whalers Farrow, King's Lynn, PE30 5GD

welcome to

Whalers Farrow, King's Lynn

Ideal first time buy or investment opportunity with this beautifully presented two bedroom mid terrace house close to many amenities. Viewing is highly recommended.



Entrance Door To:-**Entrance Hall**

Radiator, stairs to first floor, laminate flooring

Cloakroom

Low level WC, wash hand basin, ceramic tiled floor

Kitchen/ Breakfast Room

14' 7" x 7' 3" (4.45m x 2.21m)

Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, extractor over, space for washing machine and fridge freezer, double glazed window, radiator, laminate flooring

First Floor Landing

Loft access, storage cupboard housing boiler, radiator

Bedroom One

14' 1" max x 7' 6" (4.29m max x 2.29m)

Double glazed window, radiator, laminate flooring

Bedroom Two

10' 6" x 9' 7" (3.20m x 2.92m)

Two double glazed window, radiator, laminate flooring, storage cupboard

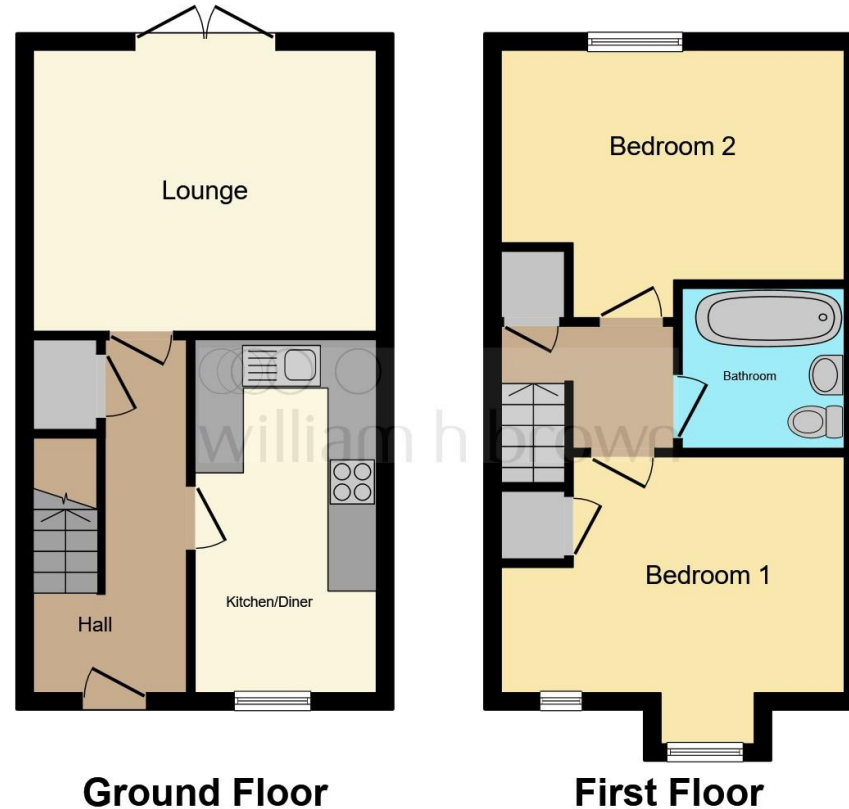
Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

Bath with shower mixer tap, low level WC, wash hand basin, tiled floor and walls, extractor fan, storage cupboard

Outside

To the front is off road parking for one car and an enclosed rear garden with access gate.



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



view this property online williamhbrown.co.uk/Property/KLN117199



welcome to

Whalers Farrow, King's Lynn

- Ideal First Time Buy or Investment
- Close to Amenities
- Mid Terrace House
- Two Bedrooms
- Breakfast Kitchen

Tenure: Freehold EPC Rating: B

offers in excess of

£214,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/KLN117199](https://www.williamhbrown.co.uk/Property/KLN117199)



Property Ref:
KLN117199 - 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.

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](https://www.williamhbrown.co.uk)