



Birchwood Street, King's Lynn, PE30 2AG

welcome to

Birchwood Street, King's Lynn

Ideal first time buyers or investors property. Three storey three bedroom town house located close to Kings Lynn town centre. Viewing highly recommended!



Entrance Hall

Lounge/Dining Room

24' 4" x 12' (7.42m x 3.66m)

Windows to front and side, two radiators

Kitchen

11' 6" x 9' 9" (3.51m x 2.97m)

Wall and Base Units, Electric Oven and Hob with Extractor hood, sink and mixer tap, space for fridge/freezer, space for undercounter fridge, space for washing machine, radiator, door to side

Bathroom

Bath with overhead shower, WC, Hand Wash Basin, Heated Towel Rail, Window

First Floor Landing

Stairs to Second Floor

Bedroom Two

12' 4" x 9' 5" (3.76m x 2.87m)

Window to front, Radiator

Bedroom Three

8' 9" x 8' 11" (2.67m x 2.72m)

Window to rear, radiator

Cloakroom

WC, Hand Wash Basin

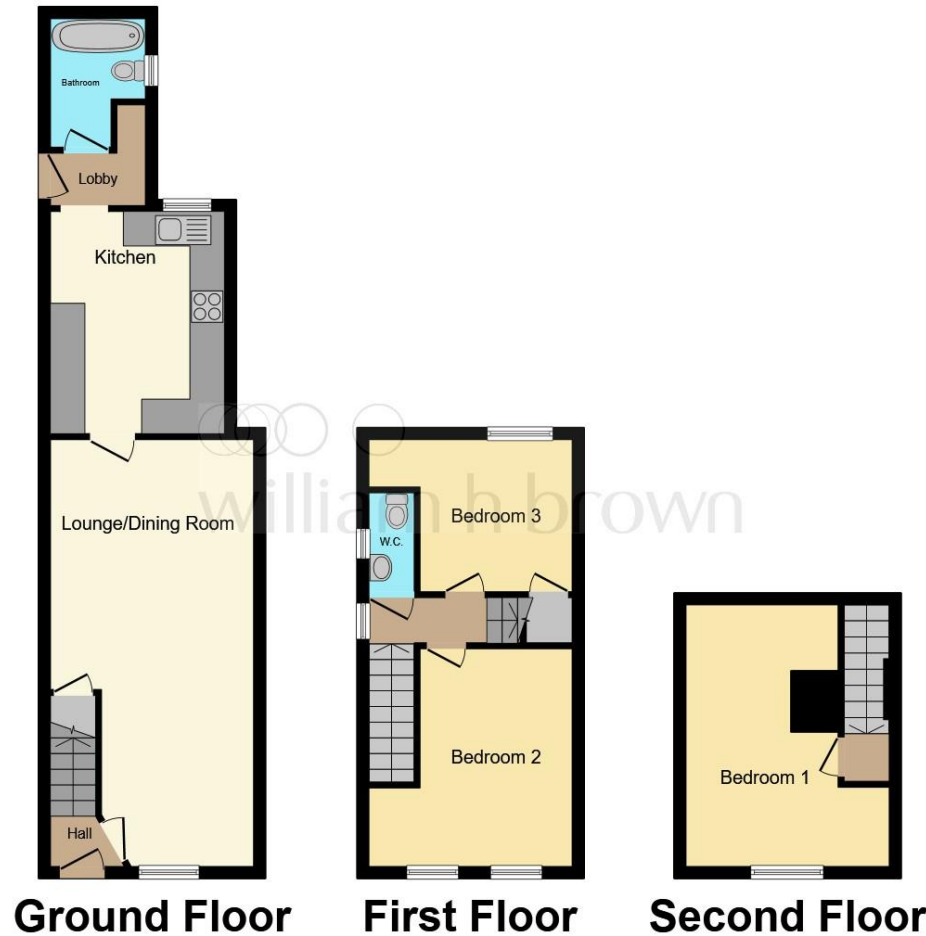
Bedroom One

15' x 8' 8" (4.57m x 2.64m)

Window to front, radiator

Courtyard

Courtyard area with gated access



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

Birchwood Street, King's Lynn

- End Terrace Town House
- Three Storey
- Three Bedrooms
- Downstairs bathroom and upstairs cloakroom
- Located Close to Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119175 - 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.

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