

**Bedford Drive, King's Lynn, PE30 3SJ** 

## welcome to

## **Bedford Drive, King's Lynn**

- Located in the Popular 'Grange' Area
- Semi Detached Bungalow
- Three Bedrooms
- Utility
- Large Open Plan Extension to the Rear

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£300,000

Located on the popular 'Grange Estate' and being close to local amenities together with having easy access into Kings Lynn town centre which has a wide range of shops, schools and leisure facilities. There is a main line station with rail links to Ely, Cambridge and London's Kings Cross Station. This semi detached bungalow is in the process of having a full renovation to include three bedrooms and a large open plan kitchen/dining area and living room to the rear. There is off road parking to the front and an enclosed rear garden. The property is being offered with no onward chain.

**Entrance Door To:-**

**Entrance Hall** 

Cloakroom

**Inner Hallway** 

**Bedroom One** 

**Bedroom Two** 

**Bedroom Three** 

**Bathroom** 

Open Plan Kitchen/Living/Dining Area

**Utility Room** 

Outside

## view this property online williamhbrown.co.uk/Property/KLN119258



**Property Ref:** KLN119258 - 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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