



Station Road, Watlington, King's Lynn, PE33 0JF

welcome to

Station Road, Watlington, King's Lynn

William H Brown are delighted to offer to market this spacious two bedroom bungalow, sat on a good sized plot, located in the popular village of Watlington. Complete with ample driveway parking and a garage, viewing is highly recommended!



Entrance Porch/Utility

Base Unit, Space for Washing Machine and Tumble Dryer

Kitchen

13' 10" x 17' (4.22m x 5.18m)

Wall and Base Units, Sink and Mixer tap, Electric Oven and Hob with Extractor over, Space for Fridge/Freezer

Lounge/Dining Room

17' 10" x 17' 5" (5.44m x 5.31m)

Window to front, Radiators x2, Fireplace

Conservatory

Patio Doors to Rear

Bedroom One

13' 10" x 9' 8" (4.22m x 2.95m)

Window to front and rear, Radiator

Bedroom Two

11' 10" x 9' 7" (3.61m x 2.92m)

Window to side, Radiator

Shower Room

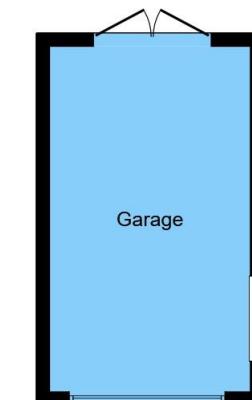
Shower, WC, Hand Wash Basin, Radiator, Window

Outside

Driveway Parking to Garage, Front Garden Laid to Lawn, Enclosed Rear Garden, Mainly Laid to Lawn with a Patio Area



Floor Plan



Garage

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/KLN119230



welcome to

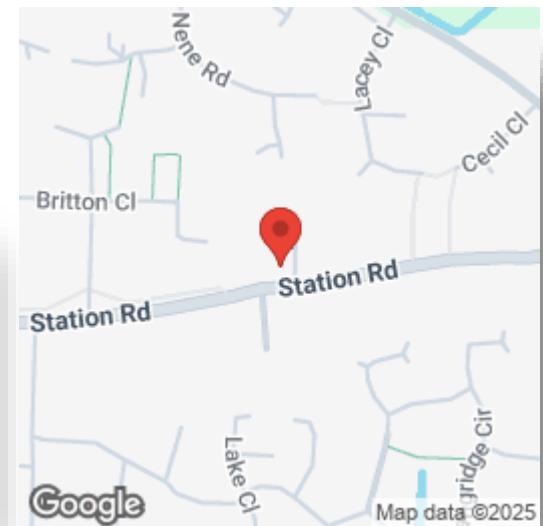
Station Road, Watlington, King's Lynn

- Detached Bungalow
- Potential to Extend (STPP)
- Two Bedrooms
- Ample Driveway Parking and Garage
- Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£230,000



view this property online williamhbrown.co.uk/Property/KLN119230

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.



Property Ref:
KLN119230 - 0004

 **william h brown**



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk