



Tony Scase Court, Grimston, King's Lynn, PE32 1AY

welcome to

Tony Scase Court, Grimston, King's Lynn

William H Brown are delighted to offer to market this beautifully presented three bedroom end terrace, located in the sought after village of Grimston. Viewing is highly recommended!



Entrance Hall

Underfloor heating.

Lounge

17' 8" x 16' 8" (5.38m x 5.08m)

UPVC Double Glazed Window to Front, underfloor heating.

Kitchen/Diner

14' 3" x 11' 11" (4.34m x 3.63m)

Wall and Base Units with Worktop over, Sink and Mixer Tap, Space for fridge freezer and Washing Machine. Built in oven and hob with extractor over. Underfloor heating. UPVC double glazed window and back door.

Cloakroom

WC, Hand Wash Basin. Underfloor heating.

Landing

Loft Access

Bedroom One

12' 1" x 10' (3.68m x 3.05m)

UPVC Double Glazed Window to Rear, Radiator

En Suite

Shower, WC, Hand Wash Basin

Bedroom Two

12' 11" x 9' 4" (3.94m x 2.84m)

UPVC Double Glazed Window to Front, Radiator

Bedroom Three

9' 6" x 8' (2.90m x 2.44m)

UPVC Double Glazed Window to front, Radiator

Bathroom

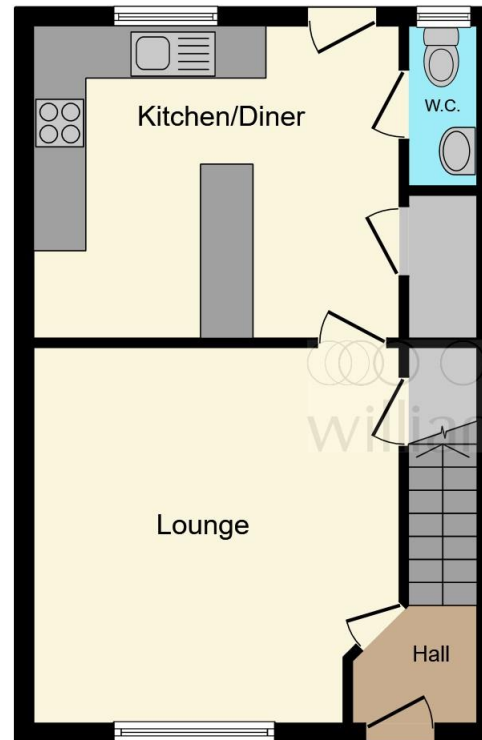
Bath, Shower, WC, Hand Wash Basin, Heated Towel Rail, Window to rear

Outside

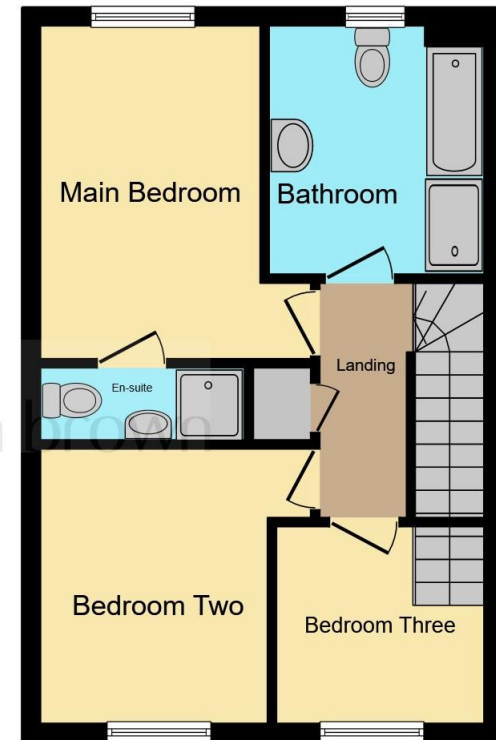
Accessed via a Shared Driveway, Off Road Parking for 2 cars, Enclosed Rear Garden, Mainly Laid to Lawn with Patio Area

Agents Note

Air source heat pump recently fitted, 7 year warranty.



Ground Floor



First Floor

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

Tony Scase Court, Grimston, King's Lynn

- Three Bedroom End Terrace Home
- Beautifully Presented Throughout
- Master Bedroom with En Suite
- Downstairs Cloakroom
- Family Bathroom

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119309 - 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.



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