



Alice Fisher Crescent, King's Lynn, PE30 2PE

welcome to

Alice Fisher Crescent, King's Lynn

William H Brown are delighted to offer to market this beautifully presented three bedroom semi detached home. Complete with off road parking and an easy to maintain rear garden, viewing is highly recommended!



Entrance Porch

Lounge

18' 11" x 12' 8" (5.77m x 3.86m)

Window to front, Radiator, Door to Porch, Fireplace

Kitchen/Dining Room

18' 10" x 9' 5" (5.74m x 2.87m)

Wall and Base Units, Sink and Mixer Tap, Integrated Oven, Gas Hob with Extractor Hood, Space for Washing Machine, Space for Dishwasher, Space for Freestanding Fridge/Freezer, Window to Rear, Radiator

Conservatory

Full Length Windows, Double Patio Doors to Rear Garden

Bedroom One

13' 1" x 11' 2" (3.99m x 3.40m)

Window to Front, Built in wardrobe, Radiator

Bedroom Two

10' 11" x 9' 6" (3.33m x 2.90m)

Window to rear, Radiator

Bedroom Three

8' 8" x 8' 4" (2.64m x 2.54m)

Window to front, Radiator

Bathroom

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

Outside

Driveway Parking to the front of the property, To the rear is an easy to maintain enclosed garden, with a patio area



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



check out more properties at williamhbrown.co.uk



welcome to

Alice Fisher Crescent, King's Lynn

- Semi Detached Home
- Three Bedrooms
- Off Road Parking
- Enclosed Rear Garden
- Lounge

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£240,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
KLN119383 - 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.

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.



01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk