



Butterwick, King's Lynn, PE30 4RF

welcome to

Butterwick, King's Lynn

William H Brown are delighted to offer to market this beautifully presented three bedroom terrace Home. Stylish Living near the Queen Elizabeth Hospital. Viewing highly recommended!



Entrance Hall

Lounge

16' x 11' 9" (4.88m x 3.58m)

Double Glazed Window to Front, Radiator

Dining Room

9' 7" x 7' 9" (2.92m x 2.36m)

Double Patio Doors to Rear, Radiator

Kitchen

9' 9" x 9' 8" (2.97m x 2.95m)

Wall and Base Units, Sink and Mixer Tap, Space for Cooker, Space for Dishwasher, Space for Freestanding Fridge/Freezer, Window to Front

Utility Area

7' 6" x 4' (2.29m x 1.22m)

Wall and Base Units, Space for Washing Machine, Door to Rear

Cloakroom

WC, Hand Wash Basin

Landing

Airing Cupboard, Loft Access

Bedroom One

12' 9" max x 11' 9" (3.89m max x 3.58m)

Double Glazed Window to Front, Radiator

Bedroom Two

11' 9" max x 10' 9" (3.58m max x 3.28m)

Double Glazed Window to Rear, Radiator

Bedroom Three

8' 9" x 7' 9" (2.67m x 2.36m)

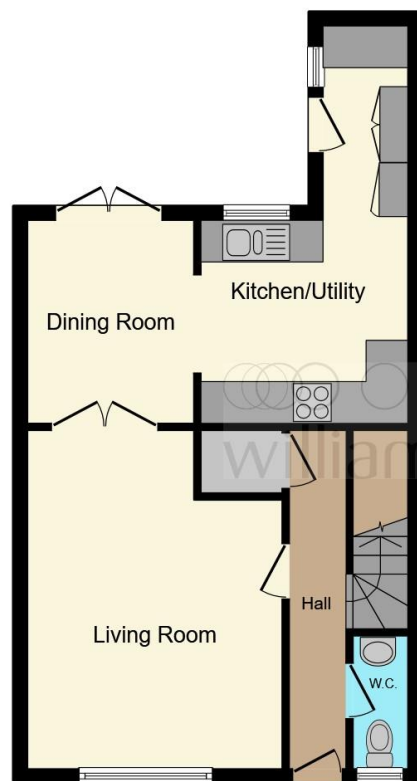
Double Glazed Window to Front, Radiator

Bathroom

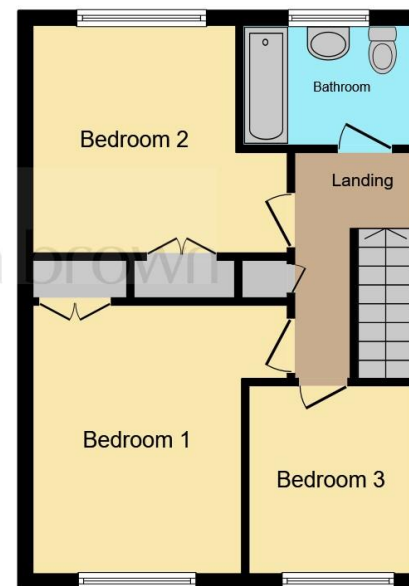
Bath with Overhead Shower, WC, Hand Wash Basin, Radiator

Outside

Low Maintenance Rear Garden with Rear Gate and Shed



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



view this property online williamhbrown.co.uk/Property/KLN119432



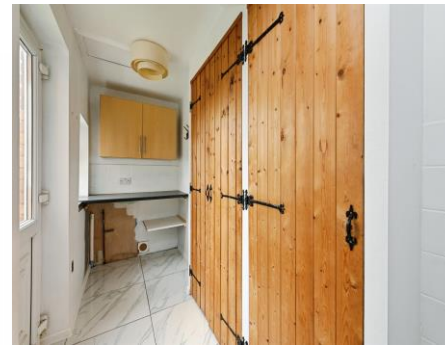
welcome to

Butterwick, King's Lynn

- Beautifully Presented Throughout
- Three Spacious Bedrooms
- Generous Lounge and Dining Room
- Kitchen with Separate Utility Space
- Modern Shower Room

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£185,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/KLN119432](https://www.williamhbrown.co.uk/Property/KLN119432)



Property Ref:
KLN119432 - 0005

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.



william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)