

Birchwood Street, King's Lynn, PE30 2AG

## welcome to

# **Birchwood Street, King's Lynn**

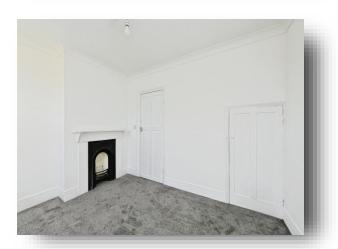
William H Brown are delighted to offer to market this beautifully presented, recently renovated, three bedroom mid terrace home, two additional reception rooms, in walking distance to the town centre of Kings Lynn. Perfect First Time Buy or Investment Opportunity. Viewing is highly recommended!













### Lounge

11' 5" x 9' 8" ( 3.48m x 2.95m ) Front Door, Double Glazed Window to Front, Radiator, Fireplace

## **Dining Room**

11' 5" x 11' 3" ( 3.48m x 3.43m ) Double Glazed Window to Rear, Radiator, Fireplace

#### Kitchen

13' 2" x 5' 11" ( 4.01m x 1.80m ) Wall and Base Units, Sink and Mixer Tap, Cooker, Space for Freestanding Fridge/Freezer, Window to Rear, Door to Courtyard

#### **Bedroom One**

11' 4" x 9' 11" ( 3.45m x 3.02m ) Double Glazed Window to Front, Radiator, Cupboard, Fireplace

#### **Bedroom Two**

11' 5" x 9' (3.48 m x 2.74 m)Double Glazed Window to Rear, Radiator, Fireplace

#### Bathroom

Bath, WC, Hand Wash Basin, Radiator

#### **Bedroom Three**

10' 10" x 10' 2" ( 3.30m x 3.10m ) Double Glazed Window to Front, Radiator

#### Outside

Courtyard Garden







**Ground Floor** 

**First Floor** 

**Second Floor** 

### Total floor area 78.5 m² (844 sq.ft.) approx

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.propertybox.io







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## **Birchwood Street, King's Lynn**

- Mid Terrace
- Three Bedrooms
- Two Reception Rooms
- Walking Distance to Town Centre of Kings Lynn
- Courtyard Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £150,000









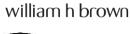
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119524



Property Ref: KLN119524 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 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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