



Highbank, Low Road, Walpole Cross Keys, King's Lynn, PE34 4HA

welcome to

Highbank, Low Road, Walpole Cross Keys, King's Lynn

A two bedroom detached bungalow set in a peaceful rural location, offering countryside views. Viewing highly recommended!



Entrance Hall

Storage Cupboard

Lounge

18' 7" x 10' 11" (5.66m x 3.33m)

UPVC Double Glazed Windows to Front and Rear

Kitchen

10' 5" x 9' 9" (3.17m x 2.97m)

Wall and Base Units, Sink and Mixer tap, Electric Hob, Double Oven and Grill, Window to Rear

Bedroom One

12' 11" x 11' 4" (3.94m x 3.45m)

Double Glazed Window to Front, Electric Radiator

Bedroom Two

13' x 10' (3.96m x 3.05m)

Window to Rear, Electric Radiator

Bathroom

Bath with Overhead Electric Shower, WC, Hand Wash Basin

Outside

Gravelled driveway. Front garden laid to lawn.

Gravelled rear garden.

Agents Note

This property is recognised as a none standard construction type property.

Waste from the property is served by private cesspit.

Tank system complies with Environment Agency General Building Rules.



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/KLN119479



welcome to

Highbank, Low Road, Walpole Cross Keys, King's Lynn

- Detached Bungalow
- Two Bedrooms
- Driveway and Garage
- Lounge/Diner
- Easy to Maintain Rear Garden

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

offers in excess of

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119479



Property Ref:
KLN119479 - 0003

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