



welcome to

Poppyfields, West Lynn, King's Lynn

Ideal First time buyer or investment purchase...Two bedroom semi-detached house located in West Lynn comprising Kitchen, Lounge, cloakroom, two bedrooms, bathroom and En suite.













Entrance Hall

Door to front leads into the property,

Kitchen

10' 4" x 7' (3.15m x 2.13m)

Window to front, fitted kitchen with a range of walls and base units, worksurface over with inset one and a half bowl, tiled splashbacks, electric oven and hob with cooker hood over, wall mounted central heating boiler, space for fridge freezer, space and plumbing for washing machine.

Lounge

13' 11" max x 16' 1" plus recess (4.24m max x 4.90m plus recess)

Patio doors to rear, window to rear, two radiators, stairs to first floor

Cloakroom

Wash hand basin, W/c, radiator

Bedroom One

10' 9" x 9' 11" plus wardrobe ($3.28m \times 3.02m$ plus wardrobe) Window to front, radiator

En Suite

W/c, wash hand basin, shower cubicle, radiator, extractor fan , partly tiled

Bedroom Two

13' 11" x 9' 1" max (4.24m x 2.77m max) Window to rear, radiator, airing cupboard

Bathroom

Bath, W/c, wash hand basin, part tiled, extractor fan

Externally

Shared path gives access to the front

Enclosed rear garden





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- Two bedrooms
- Semi-detached house
- Cloakroom, Bathroom and En suite
- Enclosed rear garden
- Amenities nearby

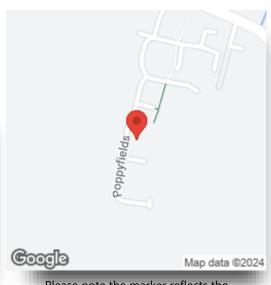
Tenure: Freehold EPC Rating: C

£166,250









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN117554



Property Ref: KLN117554 - 0008 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.





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