



Extons Place, King's Lynn, PE30 5NP

welcome to

Extons Place, King's Lynn

Being offered with No Onward Chain.. William H Brown are delighted to offer to market this three bedroom mid terrace home offering a fantastic opportunity for buyers looking to put their own stamp on a property. Viewing is highly recommended!



Entrance Hall

Understairs Storage, Radiator

Lounge

12' 2" x 11' 6" (3.71m x 3.51m)
Bay Window to Front, Radiator

Dining Room

12' 3" x 11' 8" (3.73m x 3.56m)
Window to rear, Radiator

Kitchen

12' 4" x 9' 6" (3.76m x 2.90m)
Base Unit, Sink and Mixer Tap, Space for
Freestanding Fridge/Freezer, Window to rear, Door
to rear

Bathroom

Bath, Hand Wash Basin, Radiator, Window to Side

Cloakroom

WC

Landing

Radiator

Bedroom One

15' 5" x 11' 6" (4.70m x 3.51m)
Bay Window to Front, Radiator

Bedroom Two

12' 8" x 12' 3" (3.86m x 3.73m)
Window to Rear, Radiator

Bedroom Three

17' 3" x 9' 5" (5.26m x 2.87m)
Window to Rear, Radiator

Outside

Enclosed Rear Garden

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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



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Extons Place, King's Lynn

- No Onward Chain
- Mid Terrace Property
- Three Bedrooms
- Two Separate Reception Rooms
- Private Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119394 - 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.



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