



Wisbech Road, King's Lynn, PE30 5JS

welcome to

Wisbech Road, King's Lynn

William H Brown are delighted to offer to market this beautifully presented three bedroom semi detached home, located in a convenient location within walking distance of Kings Lynn Town Centre. Viewing Highly Recommended!



Entrance Hall

Radiator, Stairs to First Floor

Kitchen

Wall and Base Units, Sink and Mixer Tap, Integrated Oven and Grill, Electric Hob with Integrated Extractor Fan, Integrated Dishwasher, Space for Freestanding Fridge Freezer, Double Glazed Patio Doors to Rear, Opening to;

Dining Room

Radiator, Archway to;

Lounge

Double Glazed Bay Window to Front

Shower Room/Utility

Space for Washing Machine & Tumble Dryer, Shower, WC, Vanity Unit with Sink and Mixer Tap, Double Glazed Frosted Window

Bedroom One

Double Glazed Bay Window to Front, Built in Wardrobe, Radiator

Bedroom Two

Double Glazed Window to Rear, Radiator, Fireplace

Bedroom Three

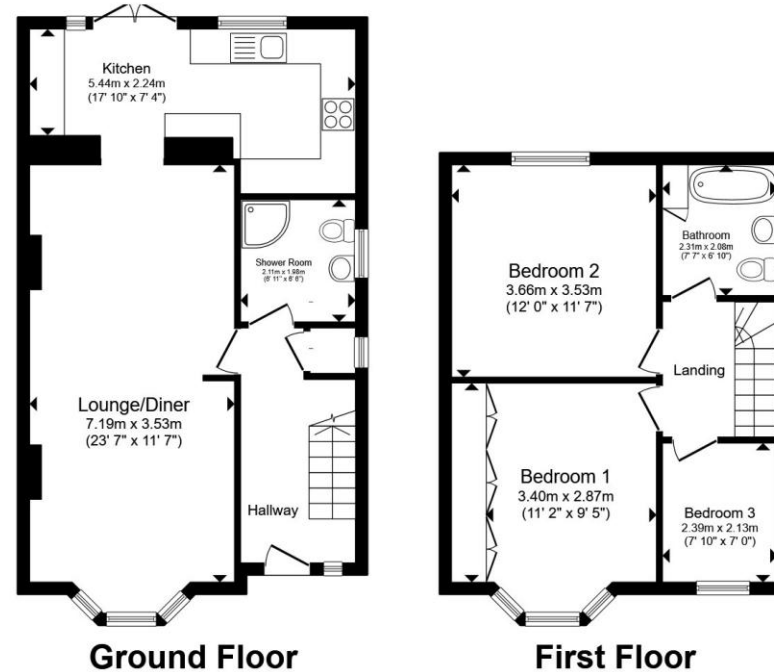
Double Glazed Window to Front, Radiator

Bathroom

Bath with Overhead Shower, WC, Hand Wash Basin, Storage Cupboard, Heated Towel Rail, Double Glazed Window

Outside

Driveway Parking to Front and Side. Enclosed Rear Garden with Patio Area and Decking Area with Garage and Summer House



Total floor area 94.7 m² (1,019 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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Wisbech Road, King's Lynn

- Three Bedroom Semi Detached
- Beautifully Presented Throughout
- Extended to the Rear of the Property
- Modern Kitchen Space
- Ground Floor and First Floor Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£255,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119924 - 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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