



Loke Road, King's Lynn, PE30 2BE



**william
h brown**

welcome to

Loke Road, King's Lynn

Located close to local amenities and being within easy reach of the town centre is this well presented three bedroom semi detached house which is being offered with no onward chain.



Double Glazed Entrance Door To

Entrance Hall

Radiator, timber floor, stairs to first floor

Lounge

13' 6" x 11' 4" (4.11m x 3.45m)

Double glazed bay window, wood effect laminate floor, open fireplace, radiator

Dining Room

11' 8" x 11' 3" (3.56m x 3.43m)

Double glazed window, radiator, storage cupboard

Kitchen

11' 9" x 8' 8" (3.58m x 2.64m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for washing machine and dryer, built-in oven, gas hob, extractor over, space for fridge freezer, ceramic tiled floor, double glazed window, opening to:-

Rear Lobby

Ceramic tiled floor, double glazed door to rear

Bathroom

7' 11" x 5' 5" (2.41m x 1.65m)

Bath with shower mixer tap over, low level WC, wash hand basin, double glazed window, radiator

First Floor Landing

Loft access

Bedroom One

11' 11" into recess x 13' 4" into bay (3.63m into recess x 4.06m into bay)

Ornate fireplace, storage cupboard, radiator

Bedroom Two

11' 8" x 8' 9" (3.56m x 2.67m)

Double glazed window, radiator

Bedroom Three

11' 3" x 8' 11" into recess (3.43m x 2.72m into recess)

Ornate fireplace, double glazed window, radiator

Outside

Garden laid to slab with garden shed and rear access gate.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/KLN117686



welcome to

Loke Road, King's Lynn

- Located Close to Local Amenities
- Semi Detached House
- Three Bedrooms
- Lounge/ Dining Room
- Rear Garden

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

offers in excess of

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN117686



Property Ref:
KLN117686 - 0011

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