



Railway Road, King's Lynn, PE30 1NE

welcome to

Railway Road, King's Lynn

Ideal first time buy or investment opportunity with this beautifully presented two bedroom mid terrace house in a central location. Viewing highly recommended.



Located in the town centre of Kings Lynn which has a wide range of amenities including shops, schools and leisure facilities. there is a main line station with rail links to Ely, Cambridge and London's Kings Cross Station. This beautifully presented mid terrace house would be the ideal investment or a first time buy and comprises entrance hall, lounge/dining room, kitchen, bathroom. First floor landing, two bedrooms. Outside there is a good size courtyard garden that is partially covered so makes an ideal entertaining al fresco area. Viewing is highly recommended.



Double Glazed Entrance Door To

Entrance Hall

Lounge/ Diner

22' 4" x 11' 10" (6.81m x 3.61m)

Kitchen

8' 10" x 6' 2" (2.69m x 1.88m)

Rear Lobby

Shower Room/ Utility

First Floor Landing

Bedroom One

13' 8" x 12' 3" (4.17m x 3.73m)

Bedroom Two

10' x 9' 2" into recess (3.05m x 2.79m into recess)

Outside



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.



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Railway Road, King's Lynn

- *Investment Opportunity Only*
- Two Bedrooms
- Lounge/ Diner
- Ground Floor Bathroom
- Kitchen

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

offers in excess of

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN117424 - 0016

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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