



Blackford, King's Lynn, PE30 3UL

welcome to

Blackford, King's Lynn

Calling all first time buyers and investors alike for this beautifully presented two bedroom semi detached house located in the popular area of Templemead and which is being offered with no onward chain. Viewing highly recommended.



Double Glazed Entrance Door To

Entrance Porch, Door To:-

Lounge

12' x 17' 1" (3.66m x 5.21m)

Double glazed window, radiator, feature fireplace with timber mantle on marble hearth, stairs to first floor, storage cupboard, opening to:-

Kitchen

12' x 6' 10" (3.66m x 2.08m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for cooker with extractor over, space for fridge and washing machine, ceramic tiled floor, part tiled walls, double glazed window, radiator, door to:-

Conservatory

12' x 12' 2" (3.66m x 3.71m)

With polycarbonate roof, radiator, wood effect laminate floor, door to side elevation and double doors to rear

First Floor Landing

Loft hatch

Bedroom One

12' inc shelving recess x 8' 7" (3.66m inc shelving recess x 2.62m)

Double glazed window, radiator, recess shelving with hanging rails

Bedroom Two

12' x 7' (3.66m x 2.13m)

Double glazed window, radiator

Bathroom

8' 8" x 4' 9" (2.64m x 1.45m)

Bath with shower mixer tap, low level WC, wash hand basin, part tiled walls, radiator

Outside

Gravelled driveway leading to single garage with up and over door, power and light. The rear garden has a raised decked area and is enclosed by timber fencing.



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



view this property online williambrown.co.uk/Property/KLN119459



welcome to

Blackford, King's Lynn

- Popular Templemead Area
- Semi Detached House
- Two Bedrooms
- Two Reception Rooms
- Garage

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

offers over

£195,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119459



Property Ref:
KLN119459 - 0003

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