



Burkitt Street, KING'S LYNN, PE30 2AX

welcome to

Burkitt Street, KING'S LYNN

Ideal first time buy or investment opportunity with this two bedroom mid terrace house located close to local amenities and the town centre of Kings Lynn. This property is being offered with no onward chain.



**Entrance Door To:-
Lounge/Diner**

24' 9" x 12' 2" (7.54m x 3.71m)

Window to front, stairs to first floor, radiator, open fireplace, window to rear, door to:-

Kitchen

14' 2" x 6' 4" (4.32m x 1.93m)

Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven with extractor over, space for washing machine, integrated fridge freezer, Baxi boiler, window to side and rear

First Floor Landing

Loft access

Bedroom One

Window to front, laminate floor, radiator

Bedroom Two

10' 2" x 8' 7" (3.10m x 2.62m)

Window to rear, laminate floor, radiator, over stairs cupboard

Bathroom

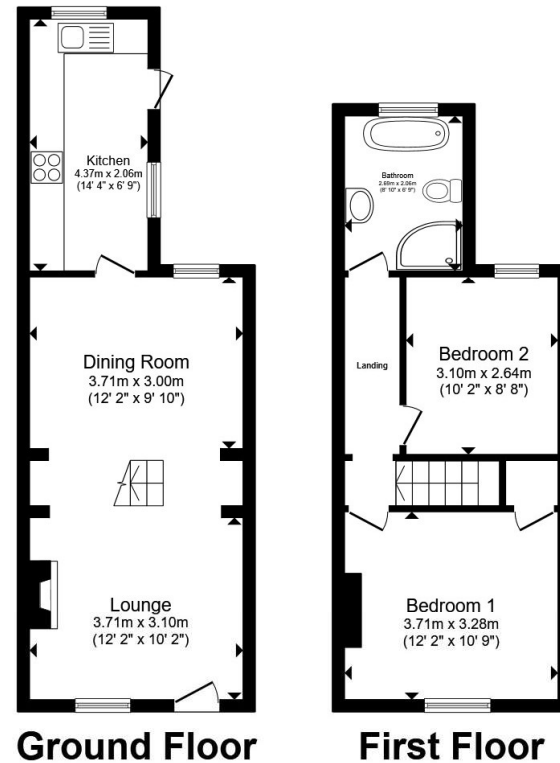
Bath, WC, wash hand basin, shower cubicle, window to rear, laminate floor

Outside

Rear courtyard garden

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 69.6 m² (749 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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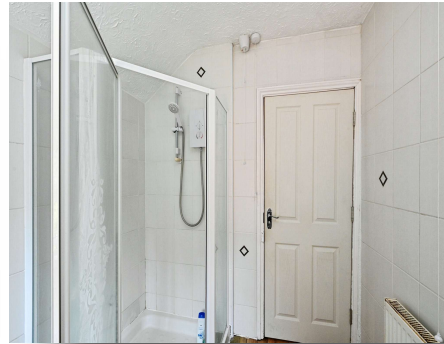
Burkitt Street, KING'S LYNN

- Ideal First Time Buy or Investment Opportunity
- No Onward Chain
- Mid Terrace House
- Two Bedrooms
- Enclosed Yard

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119238 - 0004

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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