



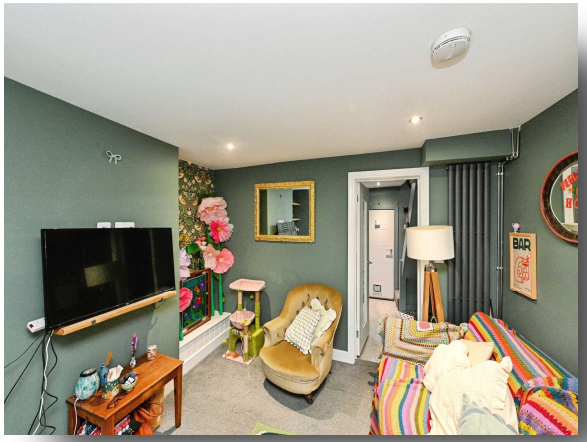


**The Lows, West Lynn, KING'S LYNN, PE34 3JN**

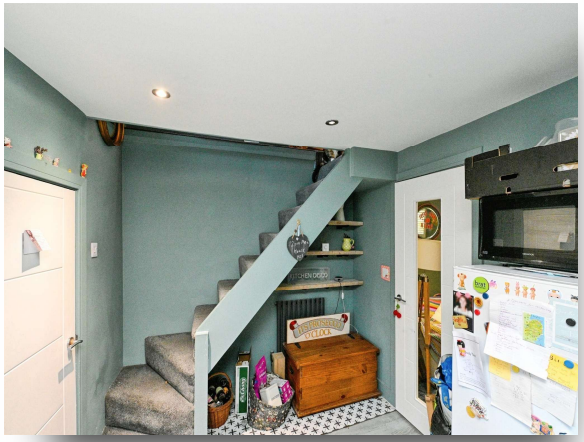
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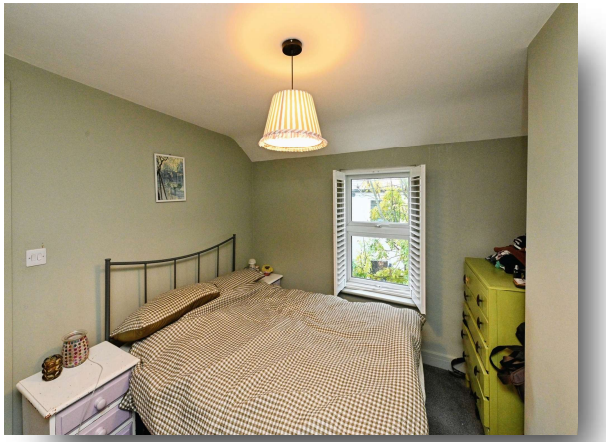
## The Lows, West Lynn, KING'S LYNN

Combining village charm with excellent access to King's Lynn, this delightful cottage offers comfortable living in a well-connected setting. With an easy-to-maintain garden and local amenities close by, it's ideal for first-time buyers, investors or those seeking a relaxed lifestyle.











**Entrance Door To:-**

**Lounge**
11' 5" x 10' 10" ( 3.48m x 3.30m )
Double glazed window, upright radiator, door to:-

**Kitchen Breakfast Room**
11' 7" x 8' 2" ( 3.53m x 2.49m )
Base and wall units, roll edge work to, inset ceramic sink with mixer tap over, built-in oven, electric hob, space for fridge freezer and washing machine, stairs to fist floor, double glazed window, door to rear porch and exit door to rear

**First Floor Landing**
Double glazed window

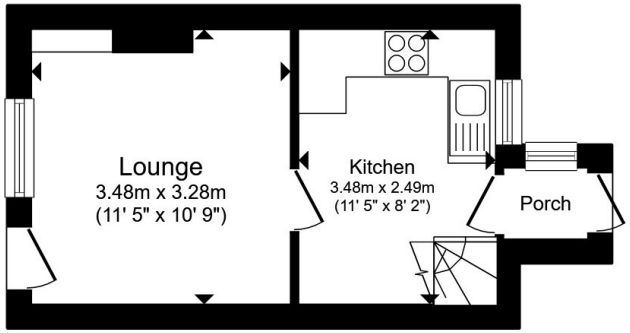
**Bedroom One**
10' 10" x 9' 7" ( 3.30m x 2.92m )
Double glazed window, upright radiator

**Bedroom Two**
8' 11" x 8' 4" ( 2.72m x 2.54m )
Double glazed window, radiator

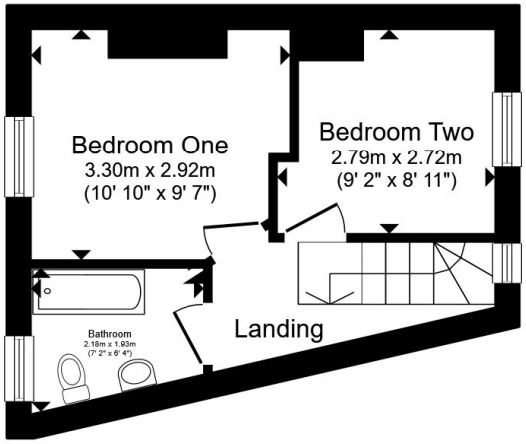
**Bathroom**
Bath with shower mixer tap and shower screen, low level WC, wash hand basin, heated towel rail

**Outside**
There is an enclosed rear garden laid to shingle for easy maintenance and an outside store.

**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.




Ground Floor




First Floor

Total floor area 46.0 m² (496 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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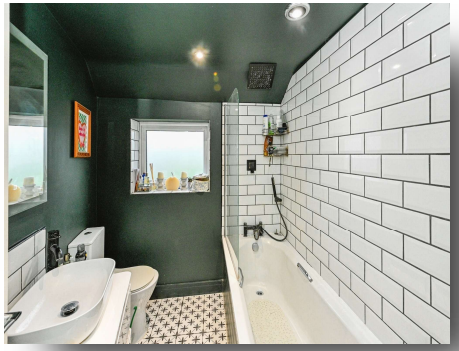
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# The Lows, West Lynn, KING'S LYNN

- Popular Village of West Lynn
- Terraced Cottage
- Two Bedrooms
- Breakfast/ Kitchen
- Rear Garden

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

## £160,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120258 - 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.

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.