



**Tyndale, North Wootton, King's Lynn, PE30 3XD**

**welcome to**

## **Tyndale, North Wootton, King's Lynn**

William H Brown are delighted to offer to market this beautifully renovated two bedroom semi detached home, situated in a sought after location. Viewing is highly recommended!



## Entrance Porch

### Lounge

13' 8" x 12' 2" ( 4.17m x 3.71m )  
Window to front, Radiator

### Kitchen

12' 2" x 8' 7" ( 3.71m x 2.62m )  
Wall and Base Units, Sink and Mixer tap, Electric Hob, Integrated Oven, Space for Freestanding Fridge/Freezer, Space for Washing Machine, Radiator, Patio Doors to Conservatory

### Conservatory

Patio Door to Rear, Radiator

### Bedroom One

12' 2" x 8' 7" ( 3.71m x 2.62m )  
Window to Rear, Radiator

### Bedroom Two

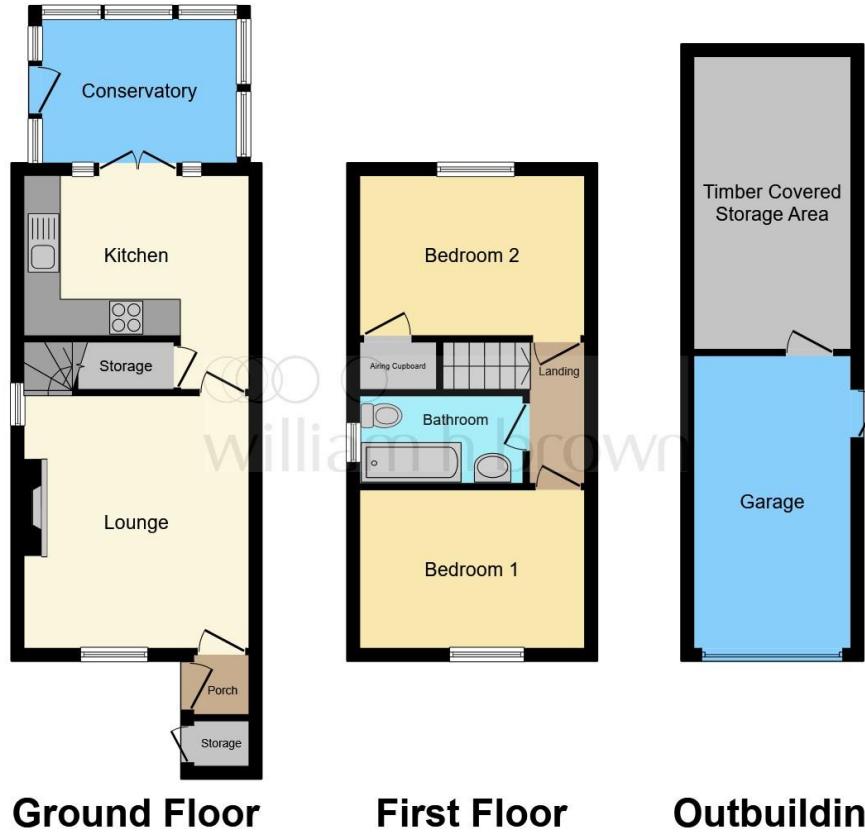
12' 2" x 8' 6" ( 3.71m x 2.59m )  
Window to Front, Radiator

### Bathroom

Bath with Overhead Shower, WC, Hand Wash Basin, Heated Towel Rail

### Outside

Driveway to Garage, Enclosed Rear Garden, Laid to Lawn with Patio Area



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](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/KLN119363](http://williamhbrown.co.uk/Property/KLN119363)



welcome to

## Tyndale, North Wootton, King's Lynn

- Beautifully Presented and Newly Renovated Throughout
- Two Generously Sized Bedrooms
- Stylish Kitchen and Contemporary Bathroom
- Landscaped Rear Garden with Patio and Lawn
- Garage and Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£230,000**



view this property online [williamhbrown.co.uk/Property/KLN119363](http://williamhbrown.co.uk/Property/KLN119363)

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.



Property Ref:  
KLN119363 - 0005

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**