

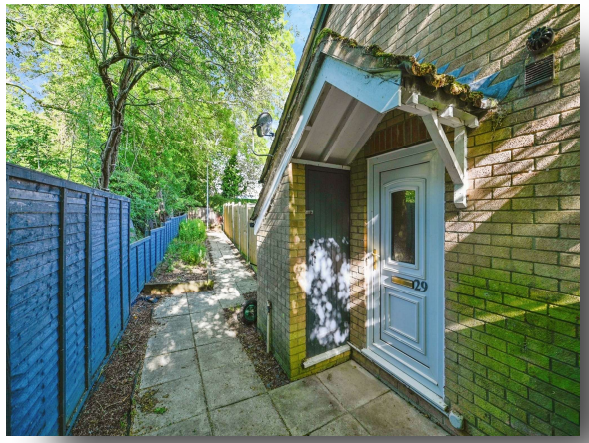
Blackford, King's Lynn, PE30 3UL

william h brown

welcome to

Blackford, King's Lynn

William H Brown are delighted to offer to market this well presented one bedroom home with an enclosed garden and allocated parking. Viewing highly recommended!

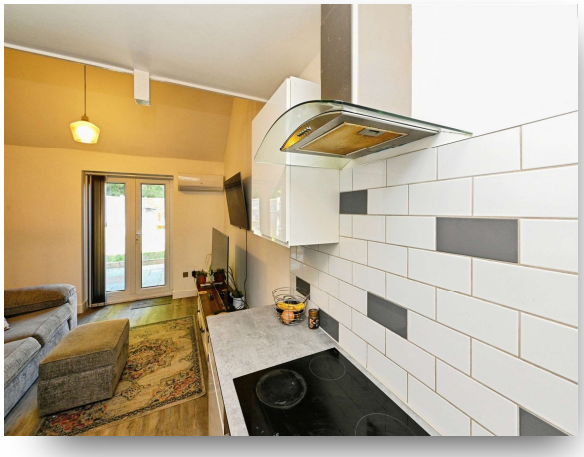












Entrance Door To;
Entrance Hall

Open Plan Kitchen Lounge

Kitchen Area
Wall and Base Units, Sink and Mixer Tap, Built in Oven, Electric Hob, Space for Fridge/Freezer and Washing Machine

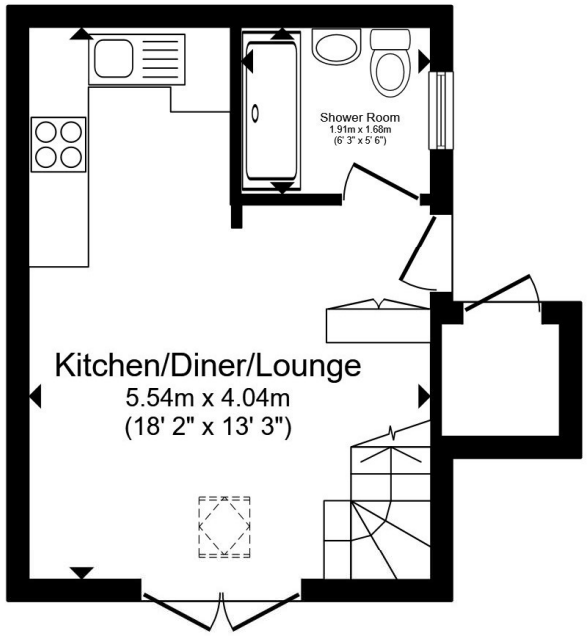
Lounge Area
Double Glazed Patio Doors to Rear, Air Conditioning Unit, Stairs to Mezzanine Floor

Shower Room
Walk in Shower, WC, Hand Wash Basin

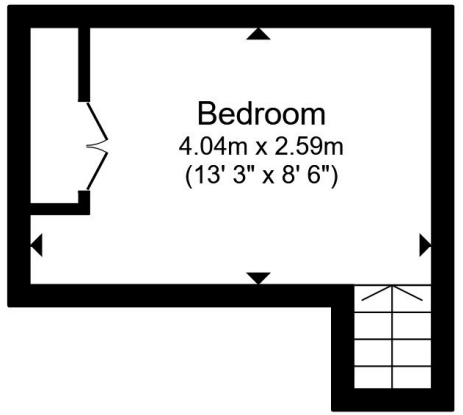
Mezzanine Bedroom
Loft Access, Fitted Wardrobes, Velux Window, Balustrade Overlooking Lounge Area

Outside
Enclosed Rear Mainly Laid to Lawn with a Shed and Access Gate. Residents Parking to the Rear.

Agent Note
Heating to the property is served by Air Conditioning. Please contact the branch for more details



Ground Floor



First Floor

Total floor area 35.1 m² (378 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

william h brown

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welcome to

Blackford, King's Lynn

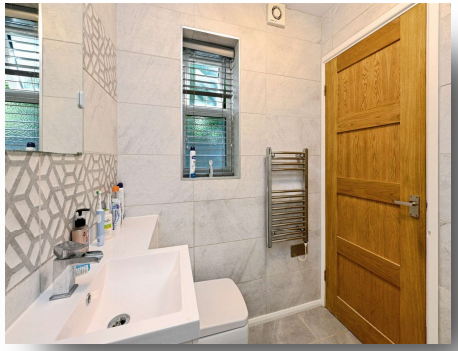
- One Bedroom Home
- Open Plan Kitchen/Diner
- Mezzanine Bedroom
- Well Presented
- Enclosed Garden

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

offers in excess of

£160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119953

The Property Ombudsman

Property Ref:
KLN119953 - 0005

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

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