



Birchwood Street, KING'S LYNN, PE30 2AG

welcome to

Birchwood Street, KING'S LYNN

Ideal first time buy or investment opportunity with this well presented two bedroom mid terrace house over three floors and is located close to local amenities. Viewing highly recommended.



Entrance Door To:-

Lounge/ Diner

24' 3" x 11' 5" into recess (7.39m x 3.48m into recess)
Two double glazed windows, two radiators, archway to:-

Kitchen

12' 8" x 6' 2" (3.86m x 1.88m)
Base units, roll edge work top, inset stainless steel sink with mixer tap over, space for cooker, fridge freezer, wall mounted boiler, ceramic tiled floor, double glazed window

Rear Lobby

Space and plumbing for washing machine, double glazed door to rear, ceramic tiled floor, sliding door to:-

Shower Room

Shower cubicle, low level WC, wash hand basin, double glazed window

First Floor Landing

Bedroom One

10' x 11' 6" into recess (3.05m x 3.51m into recess)
Double glazed window, radiator

Bedroom Two

8' 10" x 11' 5" max (2.69m x 3.48m max)
Double glazed window, radiator

Second Floor

Family Bathroom

10' 6" max x 10' 9" max (3.20m max x 3.28m max)
Part restricted headroom, bath, low level WC, wash hand basin, radiator, part tiled walls, double glazed window, window seating/storage

Outside

Rear courtyard



Total floor area 73.6 m² (792 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



welcome to

Birchwood Street, KING'S LYNN

- Ideal First Time Buy or Investment Opportunity
- Mid Terrace House
- Two Bedrooms
- Accommodation over three floors
- Shower Room and Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119650



Property Ref:
KLN119650 - 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.

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