



**Walsham Close, King's Lynn, PE30 4XE**

**welcome to**

**Walsham Close, King's Lynn**

Conveniently located close to The Queen Elizabeth Hospital is this spacious three bedroom detached bungalow in need of refurbishment and is being offered with no onward chain.



### **Entrance Door To:-**

### **Entrance Hall**

Spacious hallway with pattern tiled floor, loft access, wall mounted heater, airing cupboard housing hot water tank

### **Cloakroom**

Low level WC, wash hand basin, window to front

### **Lounge**

20' 9" x 11' 11" ( 6.32m x 3.63m )

Sliding patio doors to rear, radiator, window to rear, gas fire

### **Kitchen/Breakfast Room**

12' 4" x 11' 9" ( 3.76m x 3.58m )

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, gas hob, extractor over, space ad plumbing for washing machine, space for fridge freeze, window to front, tiled floor, radiator, door to:-

### **Rear Lobby**

With exit door

### **Bedroom One**

13' 7" x 10' 5" ( 4.14m x 3.17m )

Radiator, window to front

### **Bedroom Two**

10' 5" x 10' 9" ( 3.17m x 3.28m )

Radiator, window to front

### **Bedroom Three**

10' 6" x 9' 10" to fitted wardrobes ( 3.20m x 3.00m to fitted wardrobes )

Fitted mirror fronted wardrobes, radiator, window to rear

### **Bathroom**

9' 9" x 7' 11" ( 2.97m x 2.41m )

Sunken bath shower cubicle, low level WC, wash hand basin, bidet, window to front, tiled floor

### **Outside**

To the front is a driveway which leads to a single garage with power and light. The front garden has a tiered pathway to the front door with many shrub and plants and a side gate gives access to the good size rear garden which is laid mainly to lawn with flower and shrub borders.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)

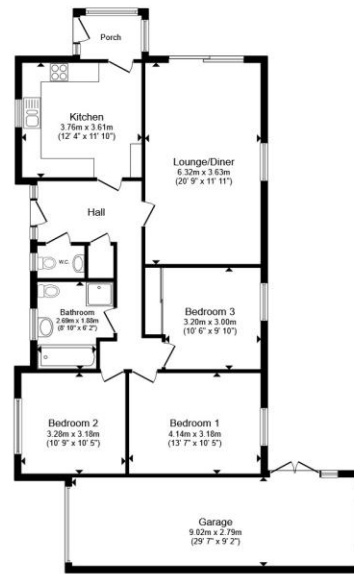


welcome to

## Walsham Close, King's Lynn

- Located Close to The Queen Elizabeth Hospital
- Detached Bungalow
- Three Bedrooms
- Breakfast Kitchen
- Garage

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



**£250,000**

Total floor area 122.5 m<sup>2</sup> (1,319 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](http://www.propertybox.io)

 william  
h brown



Please note the marker reflects the  
postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
KLN118117 - 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.



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30  
1ES



[williamhbrown.co.uk](http://williamhbrown.co.uk)