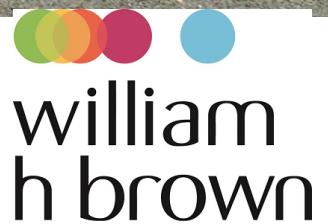




**Chapel Terrace, King's Lynn, PE30 3DB**

 william  
h brown

**welcome to**

## **Chapel Terrace, King's Lynn**

William H Brown are delighted to offer to market this well presented two bedroom terrace home, located in a sought after location in close proximity of the Town Centre of Kings Lynn. Viewing is highly recommended!



## Kitchen

13' 9" max x 11' 11" max ( 4.19m max x 3.63m max )  
Front Door, Wall and Base Units, Integrated Oven and Hob with Overhead Extractor, Space for Freestanding Fridge/Freezer, Stairs to First Floor, Double Doors to;

## Lounge

14' max x 12' 5" max ( 4.27m max x 3.78m max )  
Fireplace, Radiator, Archway to;

## Conservatory

Door to Rear

## Cloakroom

WC, Hand Wash Basin

## Bedroom One

12' 6" max x 8' 3" max ( 3.81m max x 2.51m max )  
Window to Rear, Radiator

## Bedroom Two

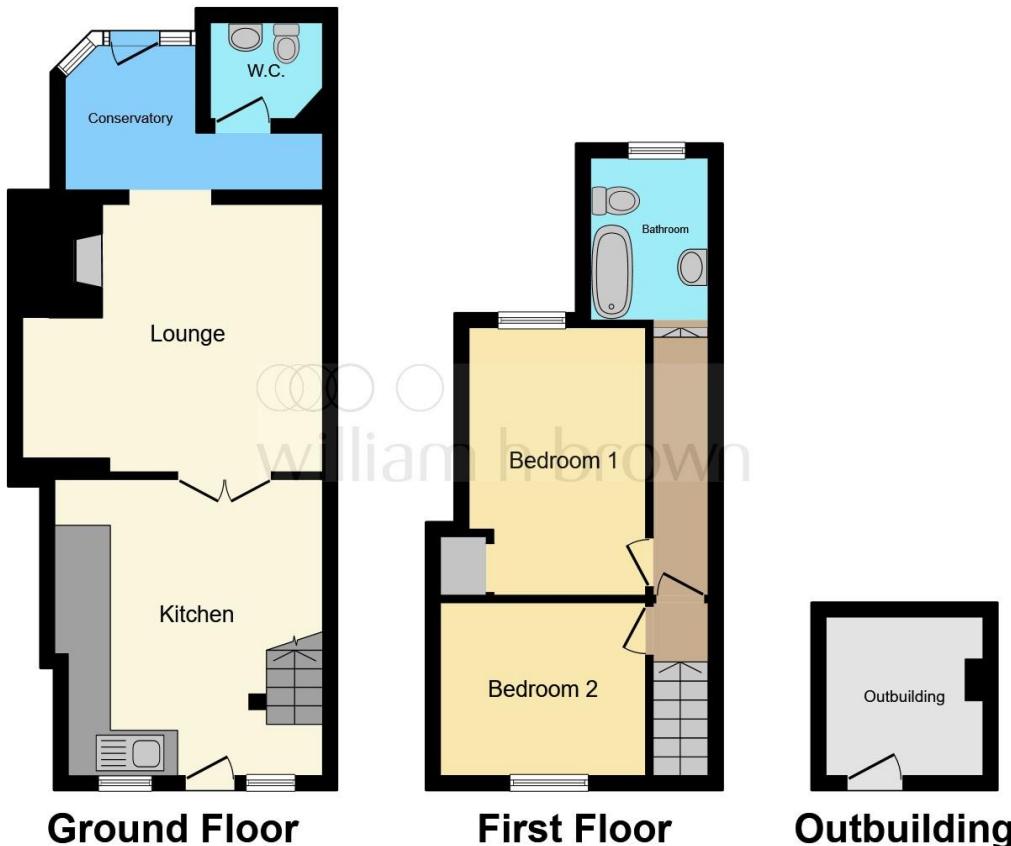
9' 7" x 8' 1" ( 2.92m x 2.46m )  
Window to front, Radiator

## Bathroom

Bath with overhead shower, WC, Hand Wash Basin, Radiator

## Outside

Driveway Parking, Enclosed Rear Garden with Patio Area and Remainder Laid to Lawn



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)



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## Chapel Terrace, King's Lynn

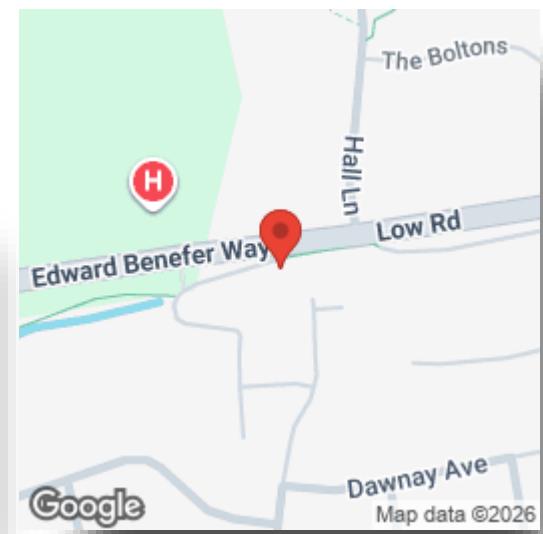
- Mid Terrace Home
- Two Bedrooms
- Characterful Features
- Driveway Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

**£200,000**



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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:  
KLN119471 - 0004

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.

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