



Braeburn Close, King's Lynn, PE30 3FE

welcome to

Braeburn Close, King's Lynn

William H Brown are delighted to offer to market this beautifully presented two bedroom semi detached property. Offering modern living in a sought after location.. Viewing Highly Recommended!



Entrance Hall

Lounge

Double Glazed Window to Front, Radiator

Kitchen/Diner

Wall and Base Units, Sink and Mixer Tap, Space for Freestanding Fridge/Freezer, Integrated Oven, Gas Hob, Space for Washing Machine and Tumble Dryer, Double Glazed Window to Front, Radiator

Cloakroom

WC, Hand Wash Basin

Landing

Bedroom One

Double Glazed Window to Front, Built in Wardrobe, Radiator

Bedroom Two

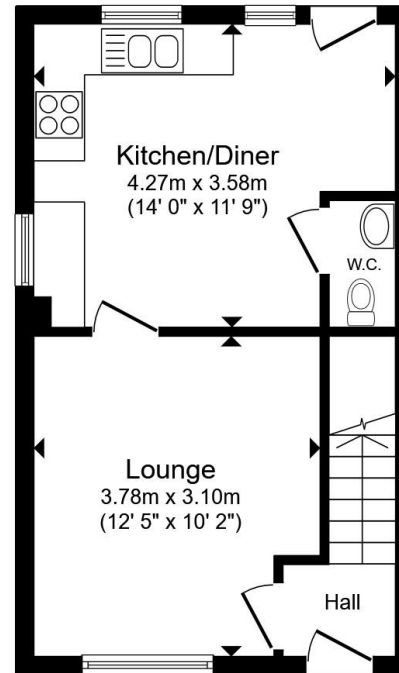
Double Glazed Window to Rear, Radiator

Bathroom

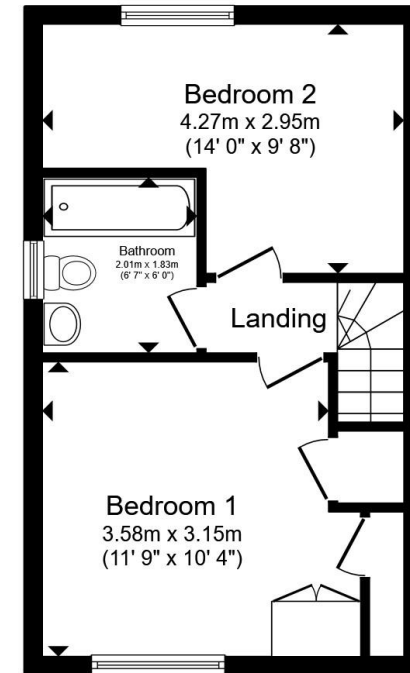
Bath with Overhead Shower, WC, Hand Wash Basin

Outside

Driveway parking to the front of the property. To the rear is an enclosed rear garden with decking area and remainder laid to lawn.



Ground Floor



First Floor

Total floor area 63.7 m² (686 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



view this property online williamhbrown.co.uk/Property/KLN119800



welcome to

Braeburn Close, King's Lynn

- Beautifully Presented Semi Detached Home
- Two Bedrooms
- Built in 2019
- Modern Throughout
- Enclosed Rear Garden

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

offers in excess of

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/KLN119800](https://www.williamhbrown.co.uk/Property/KLN119800)



Property Ref:
KLN119800 - 0004

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 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](https://www.williamhbrown.co.uk)