



Bader Close, King's Lynn, PE30 4GA

welcome to

Bader Close, King's Lynn

Ideal first time buy or investment opportunity with this well presented three bedroom property located close to The Queen Elizabeth Hospital and is being offered with no onward chain.



Entrance Door To:-

Entrance Hall

Radiator, wood effect laminate floor

Cloakroom

Low level WC, wash hand basin radiator, double glazed window

Lounge

14' 9" x 14' (4.50m x 4.27m)

Wood effect laminate floor, radiator, stairs to first floor, double glazed door to rear

Kitchen/ Breakfast Room

14' 9" x 9' 6" (4.50m x 2.90m)

Wood effect laminate floor, radiator, double glazed window, range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in cooker, extractor over, space for washing machine and fridge, part tiled walls, vinyl floor, double glazed window

First Floor Landing

Radiator

Bedroom One

10' 8" x 8' 2" (3.25m x 2.49m)

Double glazed window, radiator, built-in wardrobe

Bedroom Two

9' 7" x 7' 9" (2.92m x 2.36m)

Double glazed window, radiator, built-in wardrobe, airing cupboard housing gas boiler

Bedroom Three

7' 9" x 6' 3" (2.36m x 1.91m)

Double glazed window, radiator

Bathroom

6' 11" x 6' 5" (2.11m x 1.96m)

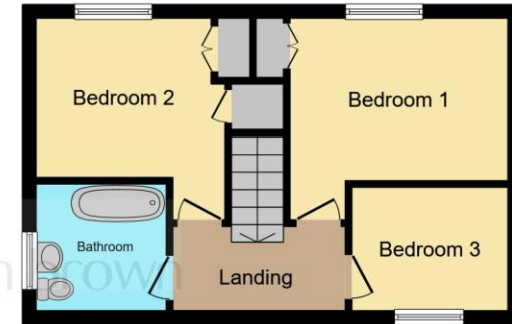
Bath with shower mixer tap, low level WC, wash hand basin, part tiled walls, double glazed window, vinyl floor

Outside

Enclosed rear garden and garage en bloc



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/KLN117090



welcome to

Bader Close, King's Lynn

- Terraced House
- Three Bedrooms
- Kitchen/Breakfast Room
- Cloakroom
- Garage

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

offers in excess of

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/KLN117090](https://www.williamhbrown.co.uk/Property/KLN117090)



Property Ref:
KLN117090 - 0006

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)