



St. Peters Road, West Lynn, King's Lynn, PE34 3LG

welcome to

St. Peters Road, West Lynn, King's Lynn

William H Brown are delighted to offer to market this beautifully presented three bedroom family home with generous south facing rear garden, garage and ample parking. Viewing highly recommended!



Entrance Hall

Understairs Storage

Lounge/Diner

Double Glazed Window to Front, Fireplace, Radiators, Sliding Door to Conservatory

Kitchen

Wall and Base Units, Sink and Mixer tap, Space for Undercounter Fridge, Washing Machine and Tumble Dryer, Space for Cooker, Radiator, Double Glazed Windows, Door to Rear

Cloakroom

WC, Hand Wash Basin, Radiator

Bedroom One

Double Glazed Windows to Front, Radiator, Built in wardrobe

Bedroom Two

Double Glazed Window to rear, Radiator

Bedroom Three

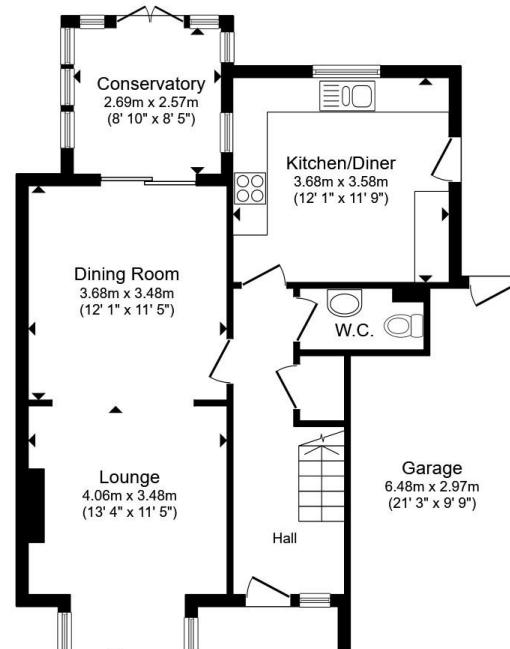
Double Glazed Window to front, Radiator

Bathroom

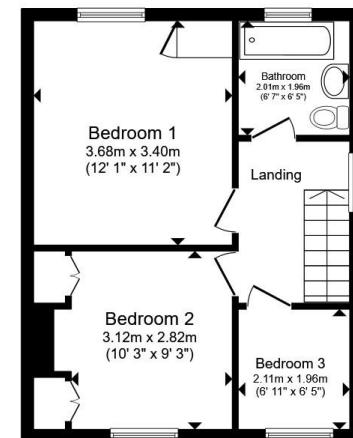
Bath with overhead shower, WC, Hand Wash Basin, Heated Towel Rail

Outside

Driveway Parking to Garage, Enclosed South Facing Rear Garden mainly Laid to Lawn, Bordered with Established Trees and Shrubs, with a Patio Area



Ground Floor



First Floor

Total floor area 119.2 m² (1,283 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

St. Peters Road, West Lynn, King's Lynn

- Beautifully Presented Semi Detached Home
- Three Bedrooms
- Conservatory
- Generous South Facing Rear Garden
- Ample Driveway Parking and Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£290,000



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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.



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