

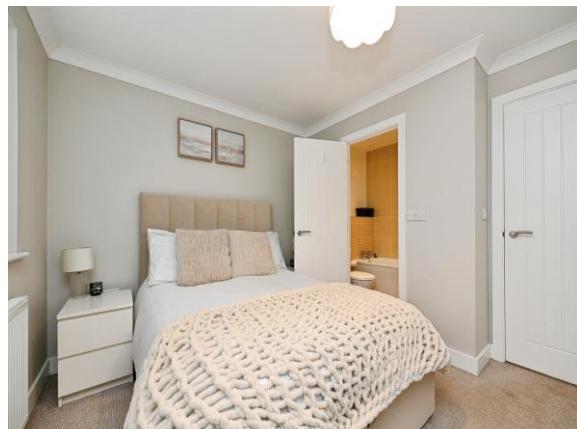


Willow Tree Close, West Lynn, King's Lynn, PE34 3QW

welcome to

Willow Tree Close, West Lynn, King's Lynn

Located in the popular village of West Lynn with good local amenities including convenience store/post office, primary school and a ferry service taking you into Kings Lynn town centre is this beautifully presented two bedroom semi detached house. Viewing highly recommended



Entrance Door To:-**Entrance Hall**

Radiator, stairs to first floor

Lounge

17' 9" x 10' 3" max (5.41m x 3.12m max)
Two double glazed windows, radiator,

Kitchen/Breakfast

13' 5" x 8' 1" (4.09m x 2.46m)
Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space and plumbing for washing machine, built-in dishwasher, built-in oven and electric hob, extractor over, space for fridge freezer, radiator, wood effect laminate floor, double glazed window, double glazed patio doors to rear

Cloakroom

Low level WC, wash hand basin, radiator, wood effect laminate floor

First Floor Landing**Bedroom One**

13' 5" x 8' 1" (4.09m x 2.46m)
Two double glazed windows, radiator

En Suite

Shower cubicle, low level WC, wash hand basin, wood effect laminate floor

Bedroom Two

13' 5" x 9' 2" (4.09m x 2.79m)
Two double glazed windows, radiator

En Suite

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, part tiled walls, heated towel rail

Outside

To the front is a gravel drive giving off road parking for two cars. The rear garden is laid mainly to lawn, with a raised decked seating area. The garden is enclosed by timber fencing.

Agents Note

Maintenance fee for the external area, annual fee of £295.



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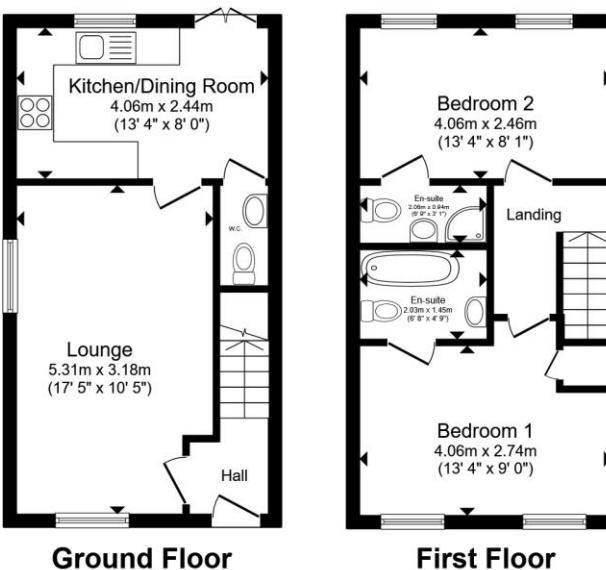
welcome to

Willow Tree Close, West Lynn, King's Lynn

- Popular Village of West Lynn
- Semi Detached House
- Two Bedrooms
- Two En Suites
- Breakfast Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: B



£240,000



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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:
KLN118959 - 0005

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Please note the marker reflects the postcode not the actual property

william
h brown



01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk