



**Victoria Close, KING'S LYNN, PE30 3FF**



**welcome to**

**Victoria Close, KING'S LYNN**

William H Brown are delighted to offer to market this well presented detached three bedroom home, located in a popular location close to local schools, shops and amenities. Complete with a garage, off road parking and good sized garden, viewing is highly recommended!



## Entrance Hall

## Lounge

Double Glazed Windows to Rear, Radiator

## Kitchen/Diner

Wall and Base Units, Gas Hob, Extractor Hood, Integrated Oven, Space for Washing Machine, Space for Freestanding Fridge/Freezer, Double Glazed Windows to Front and Rear, Double Glazed Patio Doors to Side, Radiator

## Cloakroom

WC, Hand Wash Basin

## Bedroom One

Double Glazed Window to Front, Radiator

## En Suite

Shower, WC, Hand Wash Basin, Radiator

## Bedroom Two

Double Glazed Window to Rear, Radiator

## Bedroom Three

Double Glazed Window to Front, Radiator

## Bathroom

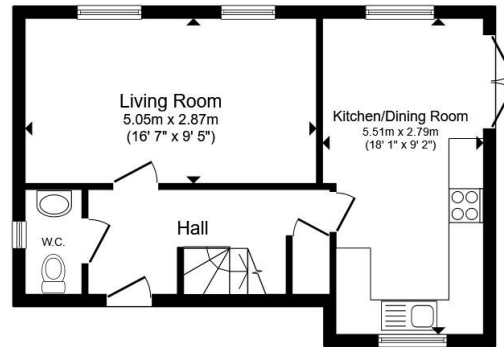
Bath, WC, Hand Wash Basin, Radiator

## Outside

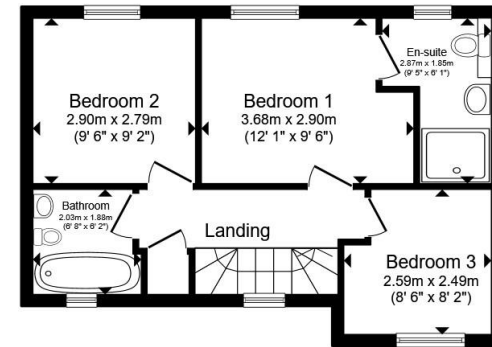
Driveway Parking to Garage, Garden Mainly Laid to Lawn with a Patio Area

## Agents Note

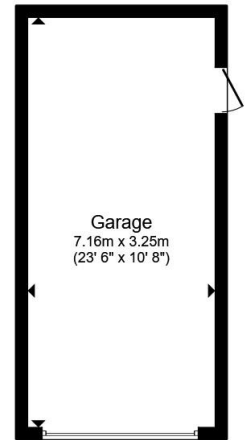
National House Building (NHBC) 4 years remaining.



Ground Floor



First Floor



Garage

Total floor area 102.9 m<sup>2</sup> (1,107 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](http://www.propertybox.io)



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## **Victoria Close, KING'S LYNN**

- Well Presented Detached Home
- Three Bedrooms
- Ample Driveway Parking and Garage
- En Suite to Master and Family Bathroom
- Generous Garden

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

offers over  
**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119635 - 0002

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.



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