



Kingsway, King's Lynn, PE30 2EL

welcome to

Kingsway, King's Lynn

William H Brown are delighted to offer to market this beautifully presented 3 bedroom semi detached home, with cozy family room, open plan kitchen/diner, benefiting from a new heating system. Located in a popular area close to local amenities & town centre of Kings Lynn. Viewing highly recommended!



Entrance Hall

Radiator, Sliding door to;

Cloakroom

WC, Hand Wash Basin, Radiator

Kitchen/Diner

Wall and Base Units, Sink and Mixer Tap, Gas Hob, Integrated Oven, Integrated Fridge/Freezer, Log Burner, Opening to;

Extension/ Family Room

Skylights, Double Glazed Patio Doors to Rear, Radiators

Lounge

Double Glazed Windows to Front, Radiator

Bedroom One

Double Glazed Window to Rear, Radiator, Built in wardrobe

Bedroom Two

Double Glazed Window to Front, Radiator, Built in wardrobe

Bedroom Three

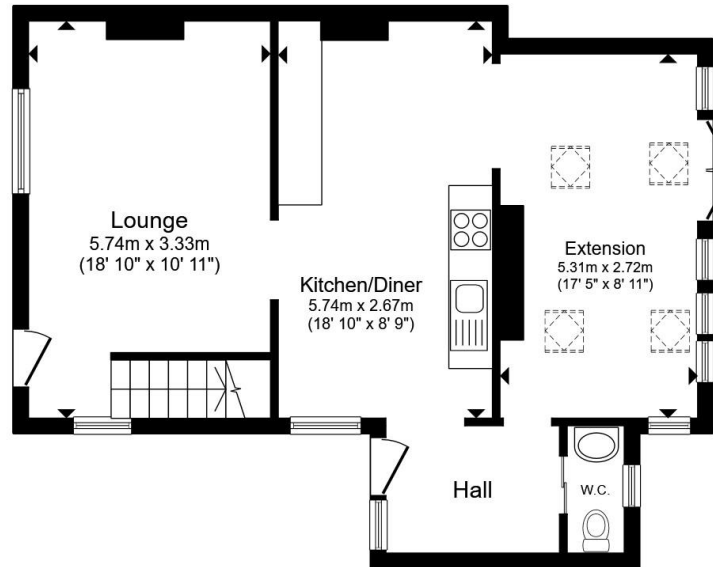
Double Glazed Window to Front, Radiator

Bathroom

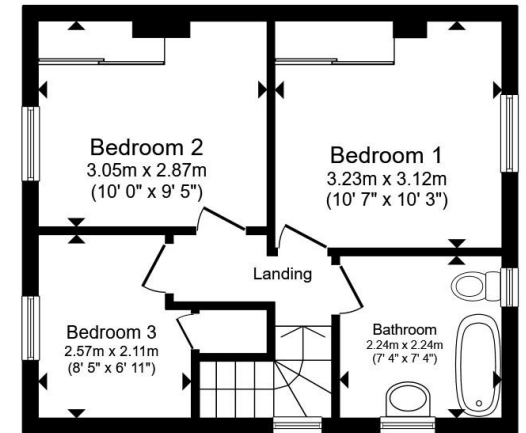
Bath, WC, Hand Wash Basin, Radiator, Space for Washing Machine

Outside

Enclosed Rear Garden with Borders and Useful Garden Shed and Green House



Ground Floor



First Floor

Total floor area 89.7 m² (966 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



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welcome to

Kingsway, King's Lynn

- Beautifully Presented Semi Detached Home
- Wonderful Extension Overlooking Garden
- Open Plan Kitchen/Diner with Log Burner
- Comfortable Lounge
- Downstairs Cloakroom & Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119663 - 0007

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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