



**Birchwood Street, KING'S LYNN, PE30 2AG**



**welcome to**

**Birchwood Street, KING'S LYNN**

Ideal first time buy or investment opportunity with this well presented two bedroom mid terrace house over three floors and is located close to local amenities. Viewing highly recommended.



## Entrance Door To:-

### Lounge/ Diner

24' 3" x 11' 5" into recess ( 7.39m x 3.48m into recess )  
Two double glazed windows, two radiators, archway to:-

### Kitchen

12' 8" x 6' 2" ( 3.86m x 1.88m )  
Base units, roll edge work top, inset stainless steel sink with mixer tap over, space for cooker, fridge freezer, wall mounted boiler, ceramic tiled floor, double glazed window

### Rear Lobby

Space and plumbing for washing machine, double glazed door to rear, ceramic tiled floor, sliding door to:-

### Shower Room

Shower cubicle, low level WC, wash hand basin, double glazed window

### First Floor Landing

### Bedroom One

10' x 11' 6" into recess ( 3.05m x 3.51m into recess )  
Double glazed window, radiator

### Bedroom Two

8' 10" x 11' 5" max ( 2.69m x 3.48m max )  
Double glazed window, radiator

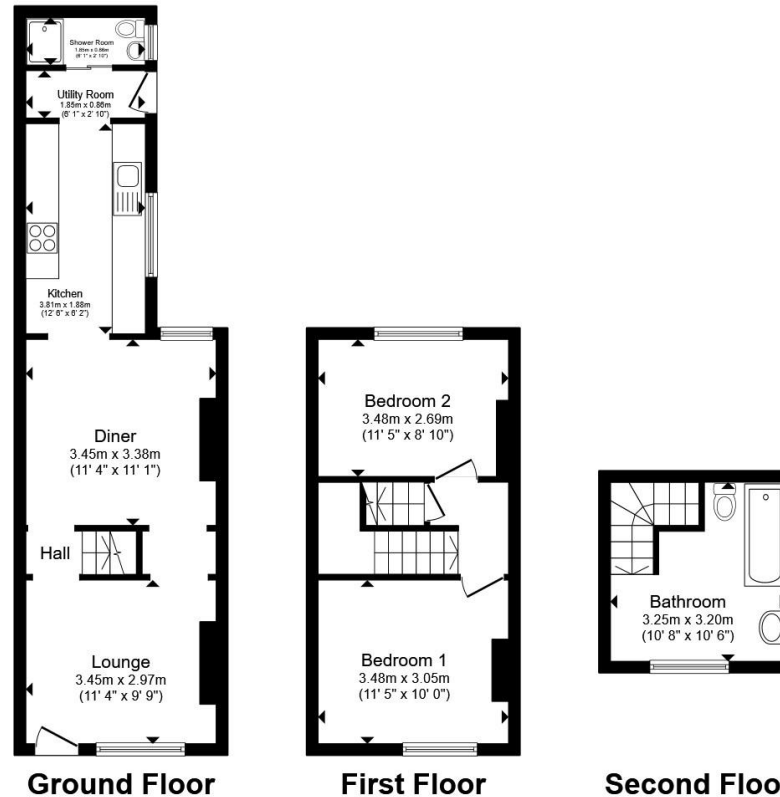
## Second Floor

### Family Bathroom

10' 6" max x 10' 9" max ( 3.20m max x 3.28m max )  
Part restricted headroom, bath, low level WC, wash hand basin, radiator, part tiled walls, double glazed window, window seating/storage

### Outside

Rear courtyard



Total floor area 73.6 m<sup>2</sup> (792 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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## Birchwood Street, KING'S LYNN

- Ideal First Time Buy or Investment Opportunity
- Mid Terrace House
- Two Bedrooms
- Accommodation over three floors
- Shower Room and Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119650 - 0004

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