

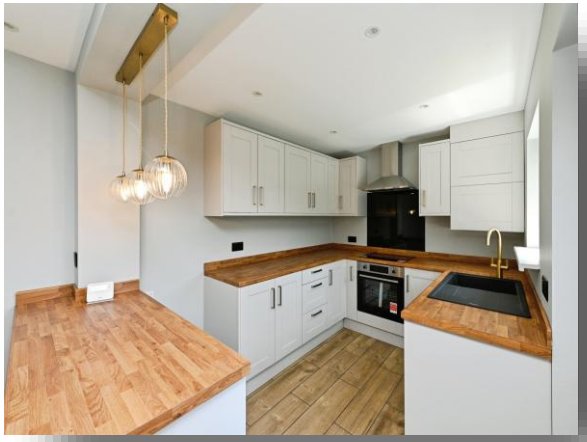
Burney Road,KING'S LYNN PE30 5LD

william h brown

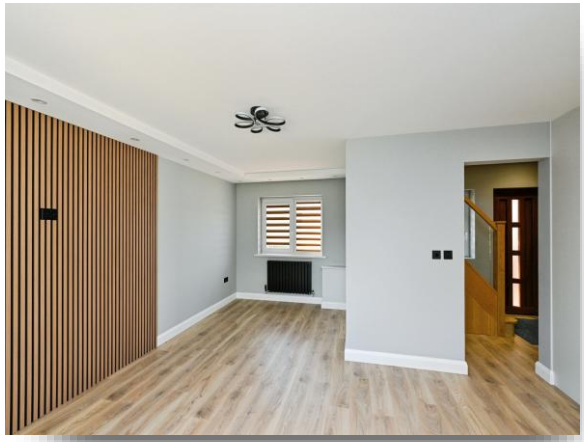
welcome to

Burney Road,KING'S LYNN

Ideal first time buy or investment opportunity with this stunning three bedroom semi detached house which has gone through extensive renovations - viewing highly recommended to appreciate all this property has to offer.













Entrance Door To:-
Entrance Hall
Fitted bespoke shelving unit and hidden meter cupboard, wood effect flooring, upright radiator, stunning oak staircase with glass balustrade and senor lighting on the stairs, double glazed window

Cloakroom
Low level WC, wash hand basin with cupboard below, double glazed window, wood effect flooring, upright radiator

Lounge
19' 8" max x 17' 8" max (5.99m max x 5.38m max)
Two double glazed windows, wood effect flooring, upright radiator, inset spotlights, cleverly concealed cupboard with space and plumbing for washing machine, open plan to:-

Kitchen
9' 11" x 7' 10" (3.02m x 2.39m)
Range of matching base and wall units, roll edge worktop, inset sink with mixer tap over, built-in oven, electric hob, detractor over, integrated dishwasher, space for fridge freezer, double glazed window, wood effect floor, double glazed door to rear

First Floor Landing
Double glazed window, loft access

Bedroom One
11' 5" x 10' 5" (3.48m x 3.17m)
Double glazed window, radiator, wood effect flooring

Bedroom Two
9' 1" x 7' 10" (2.77m x 2.39m)
Double glazed window, radiator, wood effect flooring

Bedroom Three
8' 6" x 6' 9" (2.59m x 2.06m)
Double glazed window, radiator, wood effect flooring

Bathroom
8' 10" x 4' 10" (2.69m x 1.47m)
Bath with mains shower over with rainwater shower head and shower screen, low level WC, wash hand basin in vanity unit with cupboards below, double glazed window, fully tiled floor and walls, extractor fan, mirror fronted bathroom cabinet

Outside
Off road parking to the front and double gates giving off road parking to the rear and an enclosed rear garden.

welcome to

Burney Road, KING'S LYNN

- Convenient Location Close to Amenities
- Extensively Renovated Throughout to a High Standard
- Brand New Kitchen and Bathroom
- Three Bedrooms
- Off Road Parking to the Front and Rear

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

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119910

The Property Ombudsman

Property Ref:
KLN119910 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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