



Aylmer Drive, Tilney St. Lawrence, King's Lynn, PE34 4RQ

welcome to

Aylmer Drive, Tilney St. Lawrence, King's Lynn

Ideal first time buy or investment opportunity with this beautifully presented two bedroom mid terrace house which has been recently renovated. Viewing highly recommended.



Double Glazed Entrance Door To

Entrance Hall

Radiator, wood effect laminate floor,

Kitchen

8' 5" x 8' 6" (2.57m x 2.59m)

Range of base and wall units, roll edge work top inset ceramic sink with mixer tap over, built-in oven, electric hob, extractor over, integrated dishwasher and fridge freezer, space for washing machine wood effect laminate floor, double glazed window

Lounge

15' 5" x 11' 9" (4.70m x 3.58m)

Double glazed window, radiator, double glazed door to rear, stairs to first floor

First Floor Landing

Bedroom One

12' 6" max x 11' 9" max (3.81m max x 3.58m max)

Double glazed window, radiator

Bedroom Two

11' 6" x 5' 7" (3.51m x 1.70m)

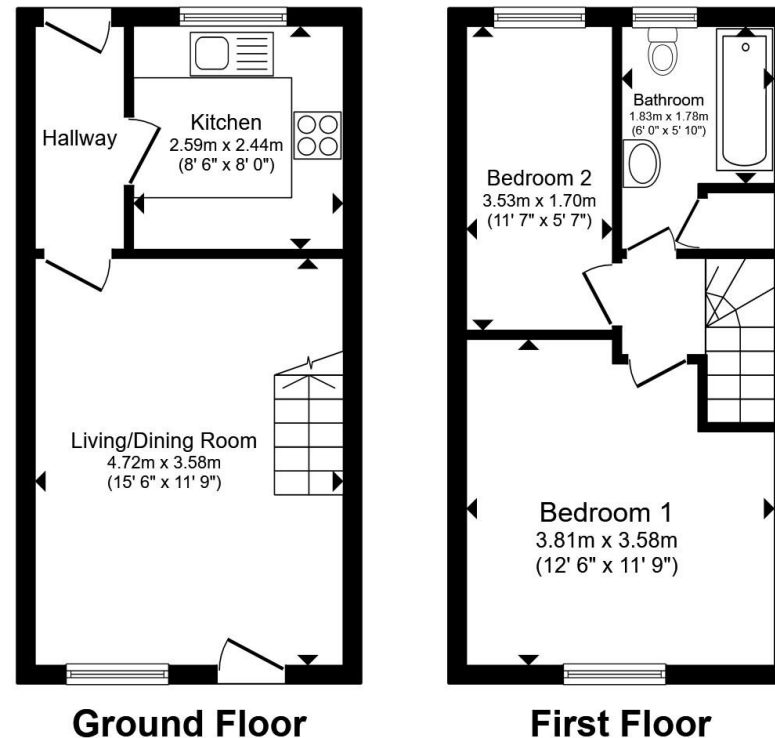
Double glazed window, radiator

Bathroom

Airing cupboard housing hot water tank, bath with shower mixer tap and rainwater shower head and shower screen, low level WC, wash hand basin in vanity unit, heated towel rail, tiled floor, double glazed window, part tiled walls

Outside

Enclosed rear garden laid mainly to lawn with garden shed and rear access gate to residents parking area.



Total floor area 53.1 m² (572 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



welcome to

Aylmer Drive, Tilney St. Lawrence, King's Lynn

- Popular Village of Tilney St Lawrence
- Recently Renovated
- Mid Terrace House
- Two Bedrooms
- Residents Parking Area

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

offers in excess of

£175,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119887



Property Ref:
KLN119887 - 0005

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.



william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk