



Riversway, King's Lynn, PE30 2EE

welcome to

Riversway, King's Lynn

William H Brown are delighted to offer to market this THREE bedroom semi detached family home. Separate dining room and kitchen, utility room, downstairs WC and family bathroom with separate WC. Off road parking on the driveway leading to garage. NO ONWARD CHAIN



Accommodation:

Entrance Hall

Stairs to first floor.

Dining Room

10' 6" max x 9' 11" max (3.20m max x 3.02m max)
Double glazed window to the front. Radiator.

Lounge

13' 8" max x 13' 6" max (4.17m max x 4.11m max)
Double glazed window to the front. Television point.
Radiator.

Kitchen

6' 11" max x 13' 6" max (2.11m max x 4.11m max)
Wall and base units with worktops over. Stainless steel one and a half bowl sink with drainer and mixer tap. Built in electric oven and hob with extractor fan over. Space for fridge/ freezer. Part tiled walls. Gas boiler.

Utility Room

12' 4" max x 10' 4" max (3.76m max x 3.15m max)
Space and plumbing for washing machine. Window to the rear. Door leading to rear garden. Access to:

Downstairs W.C.

Low level WC. Wash hand basin. Window to the side.

First Floor Landing

Double glazed window to the rear. Loft access.

Bedroom One

10' 6" x 13' 6" max (3.20m x 4.11m max)
Double glazed window to the front. Storage cupboard. Radiator.

Bedroom Two

10' 6" x 9' 11" max (3.20m x 3.02m max)
Double glazed window. Radiator.

Bedroom Three

6' 7" x 10' 5" (2.01m x 3.17m)
Double glazed window to the rear. Airing cupboard.
Radiator.

Separate W.C.

Low level WC. Double glazed window to the rear.

Bathroom

Wash hand basin. Panel bath. Tiled walls. Radiator.
Air vent. Double glazed window to the side.

Outside

The front of the property provides off road parking on the driveway leading to the garage and access to the rear garden. Laid to lawn front garden bordered by fencing and shrubs.

Fully enclosed laid to lawn rear garden with decking seating area.



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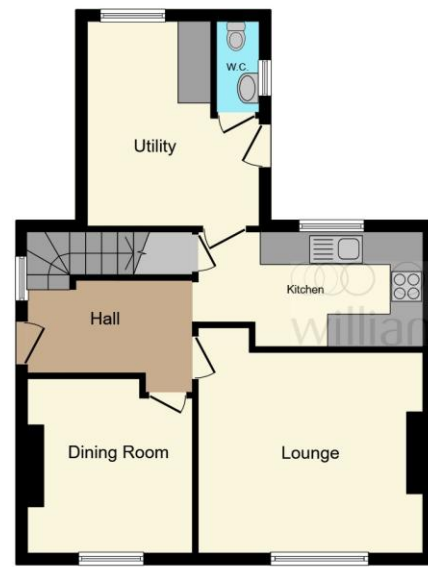
Riversway, King's Lynn

- Semi Detached Family Home
- Three Bedrooms
- Utility Room
- Downstairs WC
- Separate Dining Room

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

offers in excess of

£170,000



Ground Floor



First Floor

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.focalagent.com



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Property Ref:
KLN119091 - 0005

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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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