

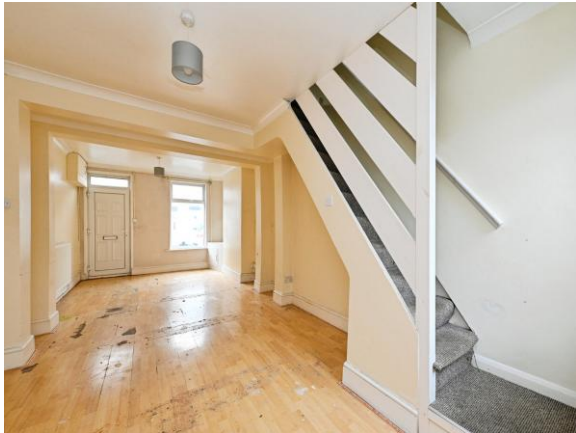


Birchwood Street, King's Lynn, PE30 2AG

welcome to

Birchwood Street, King's Lynn

William H Brown are delighted to offer to market this three bedroom, three storey mid terrace, conveniently located within walking distance of the town centre of Kings Lynn. This property is ideally suited to buyers looking to put their own stamp on, as some decorative updating is required.



Lounge/Diner

Front Door, Double Glazed Window to Front and Rear, Stairs to First Floor

Kitchen

Wall and Base Units, Integrated Oven, Gas Hob with Extractor Hood, Space for Undercounter Fridge, Window to Courtyard, Radiator

Bathroom

Bath, WC, Hand Wash Basin, Radiator, Window to Side

Landing

Doors to Bedrooms, Stairs to 2nd Floor

Bedroom Two

Window to Front, Radiator

Bedroom Three

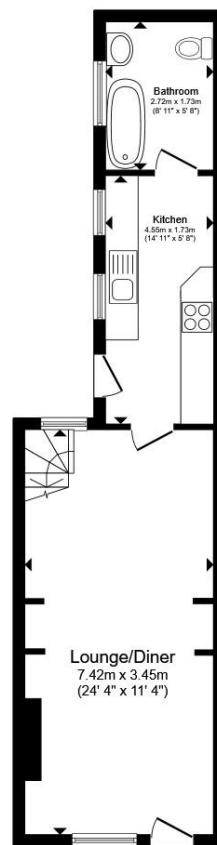
Window to Rear, Radiator

Bedroom One

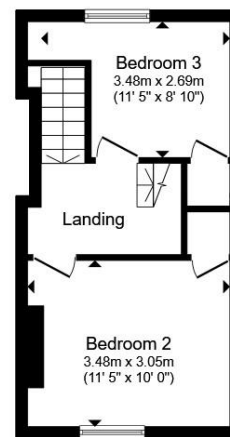
Window to Front, Radiator

Courtyard

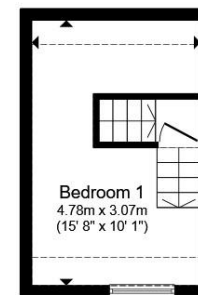
Courtyard with Gated Rear Access



Ground Floor



First Floor



Second Floor

Total floor area 82.3 m² (886 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

Birchwood Street, King's Lynn

- Three Storey Mid Terrace Property
- No Onward Chain
- Walking Distance to Town Centre of Kings Lynn
- Three Bedrooms
- Ideal First Time Buyer or Investment Opportunity

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£120,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119697



Property Ref:
KLN119697 - 0008

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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