



Morello Court, King's Lynn, PE30 3BE

welcome to

Morello Court, King's Lynn

William H Brown are delighted to offer to market this well presented three bedroom end terrace, complete with off road parking, garage and an enclosed rear garden, viewing is highly recommended to appreciate all this property has to offer!



Entrance Hall

Understairs Storage Cupboard, Radiator

Lounge

14' 4" x 9' 9" (4.37m x 2.97m)
Bay Window to Front, Radiator

Kitchen/Diner

16' 6" x 11' (5.03m x 3.35m)
Wall and Base Units, Sink and Mixer tap, Gas Hob and Oven, Integrated Dishwasher, Space for Freestanding Fridge/Freezer, Space for Washing Machine, Radiator, Door to Rear Garden, Window to Rear Garden

Cloakroom

WC, Hand Wash Basin, Radiator

Landing

Airing Cupboard

Bedroom One

11' 3" x 10' 2" (3.43m x 3.10m)
Double Glazed Window, Built in Wardrobe, Radiator

En Suite

Shower, WC, Hand Wash Basin, Radiator

Bedroom Two

9' 10" x 9' 4" (3.00m x 2.84m)
Double Glazed Window, Radiator

Bedroom Three

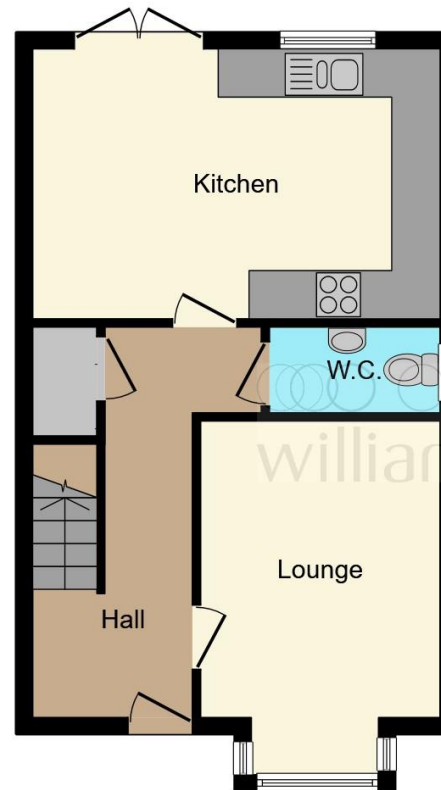
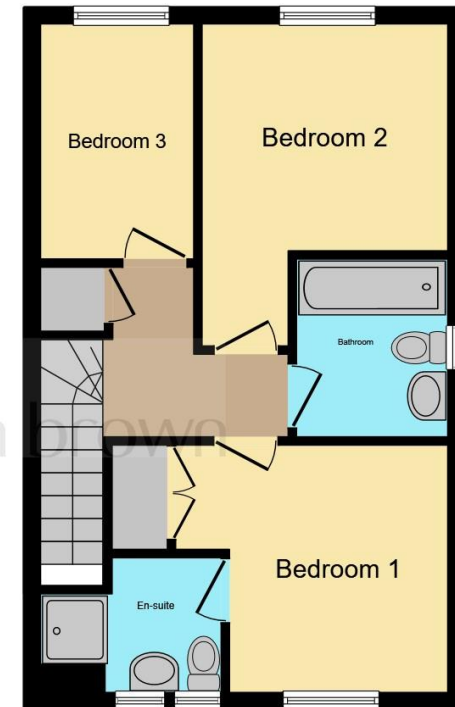
9' 7" x 6' 4" (2.92m x 1.93m)
Double Glazed Window, Radiator

Bathroom

Bath, WC, Hand Wash Basin, Heated Towel Rail

Outside

Driveway Parking to Garage, Enclosed Rear Garden with Side Gate to Garage

**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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welcome to

Morello Court, King's Lynn

- Well Presented End Terrace
- Three Bedrooms
- Lounge and Kitchen/Diner
- Modern Bathroom and Downstairs Cloakroom
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers in excess of

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119334 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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