



Mariners Way, King's Lynn, PE30 2NX

welcome to

Mariners Way, King's Lynn

No Onward Chain Located in North Lynn which has good local amenities within easy reach is this three bedroom semi detached house with ample parking. Viewing highly recommended.



Entrance Door To:

Plumbing still available to convert back to a bath.

Entrance Hall

Radiator, stairs to first floor

Lounge

12' 7" x 11' (3.84m x 3.35m)

Double glazed window, radiator

Kitchen

18' 10" x 8' 7" (5.74m x 2.62m)

Range of base and wall units, roll edge work top, inset sink with mixer tap over, space for cooker, washing machine and fridge freezer, breakfast bar, double glazed window, radiator

Utility

7' x 5' 1" (2.13m x 1.55m)

Space and plumbing for washing machine and dryer

Cloakroom

Low level WC, wash hand basin

First Floor Landing

Bedroom One

10' 7" x 10' 5" (3.23m x 3.17m)

Double glazed window, radiator

Bedroom Two

10' 5" x 9' 2" (3.17m x 2.79m)

Double glazed window, radiator

Bedroom Three

9' 11" x 9' 2" (3.02m x 2.79m)

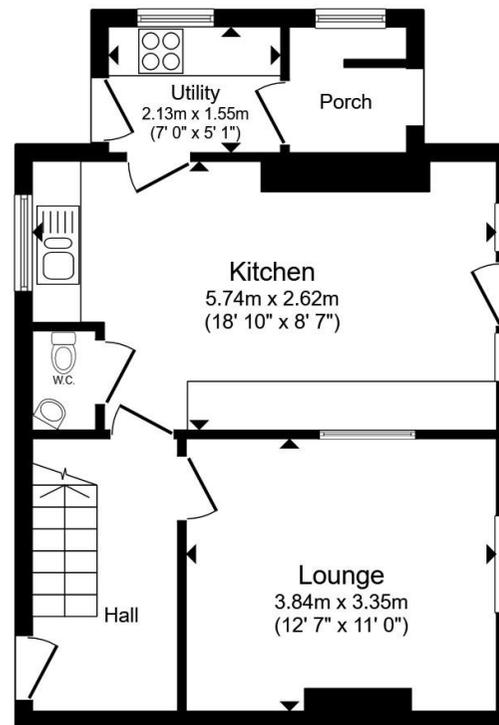
Double glazed window, radiator

Wet room

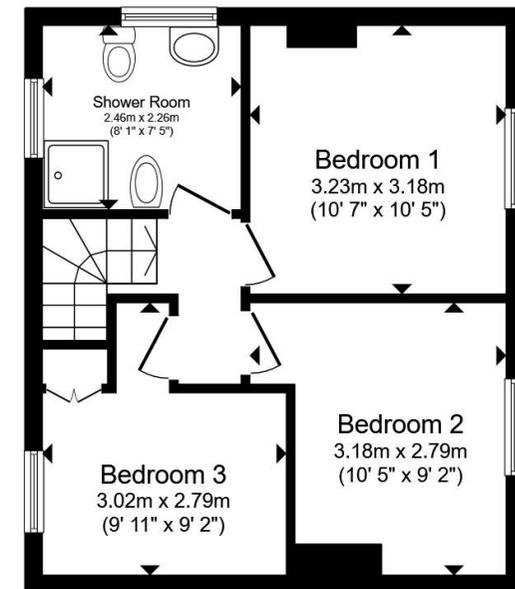
Low level WC, wash hand basin, mains shower, double glazed window

Outside

Gardens to front and rear.



Ground Floor



First Floor

Total floor area 83.7 m² (900 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

Mariners Way, King's Lynn

- Located Close to Local Amenities
- Semi Detached House
- Three Bedrooms
- Kitchen/Breakfast Room
- Utility & Cloakroom

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

£190,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
KLN119673 - 0002

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.



01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk