





Beechan Drive, King's Lynn, PE30 4GX

welcome to

Beechan Drive, King's Lynn

Suitable for first time buyers or investors alike is this well presented three bedroom property located close to The Queen Elizabeth Hospital. Viewing highly recommended.













Entrance Door To:-
Entrance Hall
Radiator, wood effect Karndean flooring, stairs to first floor

Cloakroom
Low level WC, radiator, wash hand basin

Kitchen/ Breakfast Room
11' 9" x 8' 9" (3.58m x 2.67m)
Range of base ad wall units, roll edge work to, inset stainless steel sink with mixer tap over, integrated washing machine and dishwasher, built-in oven, gas hob, extractor over, space for fridge freezer, ceramic tiled floor, radiator, double glazed window

Lounge
15' 1" max x 13' 9" (4.60m max x 4.19m)
Double glazed window, double glazed patio doors to rear, cloaks cupboard

First Floor Landing
Airing cupboard housing hot water tank.

Bedroom One
11' 2" x 9' 4" (3.40m x 2.84m)
Double glazed window, radiator, built in cupboard, door to:-

En Suite Shower Room
Shower cubicle, low level WC, wash hand basin, radiator. Karndean flooring.

Bedroom Two
9' 5" x 8' 5" (2.87m x 2.57m)
Double glazed window, radiator. Access to partially boarded loft space with fixed loft ladder.

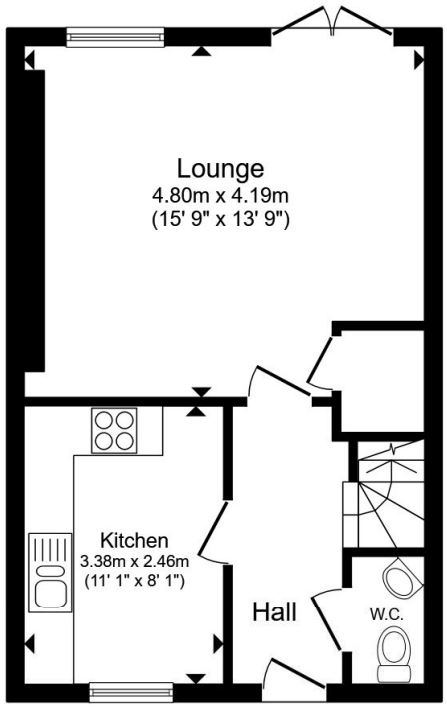
Bedroom Three
7' 2" x 6' 7" (2.18m x 2.01m)
Double glazed window, radiator

Family Bathroom
6' 2" x 6' 2" (1.88m x 1.88m)
Bath with mixer tap, low level WC, wash hand basin, radiator, part tiled walls, double glazed window. Karndean flooring.

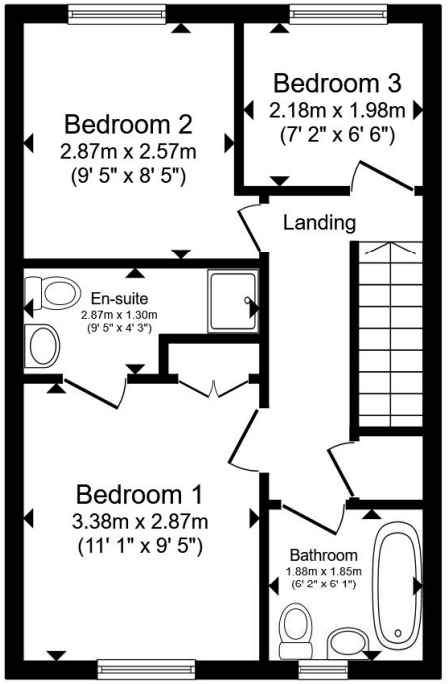
Outside
Enclosed rear garden with access gate to the garage

Agent's Note
The seller advises that they pay £120 per annum as a contribution towards upkeep of the area. The property also benefits from a security alarm.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 75.1 m² (808 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

william h brown

check out more properties at williamhbrown.co.uk

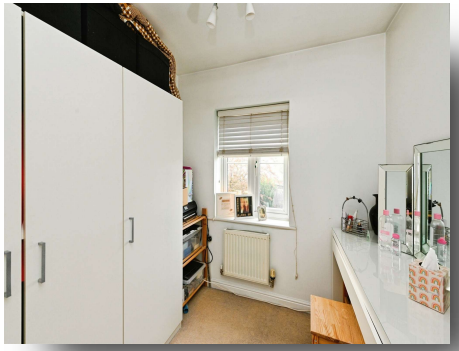
welcome to

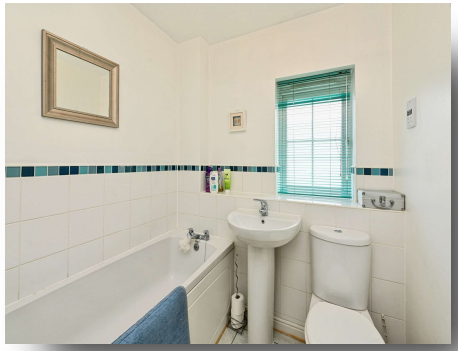
Beechan Drive, King's Lynn

- Ideal First Time Buy or Investment Opportunity
- Three Bedrooms
- En Suite to Master
- Kitchen Breakfast Room
- Cloakroom

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

£220,000









Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk

The Property Ombudsman

Property Ref:
KLN120359 - 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.

01553 771337

KingsLynn@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.